

SAUGATUCK TOWNSHIP PLANNING COMMISSION

May 10, 2005

The Saugatuck Township Planning Commission held a workshop meeting on May 10, 2005, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Jarzembowski (arrived late), Marczuk, Milauckas and Rausch

Absent: Olendorf

Also present: Jeff and Herb Klemm, Linda Salisbury, Dayle Harrison and Pat Denner

At 6:40 P.M. Darpel called the meeting to order until Chairman Milauckas arrived five minutes later and took over the chair. The minutes of April 25 were amended as follows: page 1, next to the last paragraph, Andrew Leach was the first member of the public to comment; page 4, 1st full paragraph, lodge should read lodging house; and page 5, 5th paragraph, lodge should read lodging house. Hanson made a motion to approve as amended and Marczuk seconded. The motion carried. Marczuk then made a motion to approve the April 27 minutes as presented, supported by Darpel. The motion carried.

Milauckas asked for public comment and Linda Salisbury, 6364 Silver Lake Drive, brought an outline of her concerns about the Indian Point development, which she had expressed at the last meeting. Dayle Harrison, 3108 62nd St., said he has talked to the Allegan County forestry assistance people. He has also consulted a couple of people from the Natural Rivers program about the proposed docks at Peach Creek Ravine and he will forward their information to the Commissioners. He reported that a movie is available for \$15 about the toxic cover-up of the Kalamazoo River.

Jeff Klemm was invited to present his revised site plan and landscape plan dated 5/10/05 for the office building he intends to build on Blue Star Highway. He explained that the drive has been moved to the south, the four parking spaces in front now face south, the landscaping materials have been redistributed to increase vegetation in the buffers and to screen headlight glare, and the building has been moved forward five feet. The elevations show that the building is four feet narrower.

Marczuk wanted to know if Klemm was going to rely on a well for water, and Klemm said there is a water line running from Bradley Rd., but he was not sure of the size and he didn't know whether the neighbors were willing to cooperate to bring it north along Blue Star Highway. Therefore, his next option is a well, although a test well has not been sunk, and he said the proper separation could be maintained from the septic system. Marczuk pointed out the note on the site plan referring to the above-mentioned water line.

After some discussion of plantings listed on the plan and the position of the sign, the Commissioners consulted Secs. 40-813 and 40-816 of the Site Plan Review Ordinance. Hanson made a motion to approve Klemm's site plan dated 5/10/05 as consistent with the content requirements of Sec. 40-813 and with the standards of Sec. 40-816 with the following conditions: 1. That the third paragraph on the site plan be modified to read "Water service will be provided by an on-site well unless able to connect to an up-graded public water main in Blue Star Memorial Highway right-of-way;" 2. That the plantings in the rear used as a headlight barrier, currently viburnums, be specified as evergreens at least 4 feet high; and 3. That the sign be moved to the west to 10 feet from the right-of-way and be replaced by a 3-inch caliper shade tree native to West Michigan. Rausch seconded, and the motion carried unanimously.

Rausch brought up the issue of transplanting large trees, such as Timberline plans to do. She said the P.C. should in the future require replacements if the trees do not survive the transplanting.

Milauckas referred to the proposed Tree Protection Ordinance and his new version of “High Risk Erosion Area” in Sec. 1.04 E, stating that he felt there were some Commissioners who did not want it removed completely. He said he had consulted the Douglas Lake Shore Association, and they thought it might keep people from cutting down trees along the bluff to the point of making the bluff unstable.

Harrison distributed a brochure about the services available from the Forestry Assistance Program through Allegan County. He thought trees along Blue Star could be documented. He suggested inviting Kelly Goward, the District Forester, to meet with the P.C. Harrison asked whether the township should send letters to property owners about the tree moratorium, and Milauckas said Atty Bultje should be consulted about the legal requirements surrounding moratoriums. Milauckas made a motion to request that the township clerk publish a notice in the newspaper advising the public of the basic contents of the tree-cutting moratorium adopted by the township board on May 4. Marczuk seconded the motion and it carried. Hanson said he would draft it. It was also suggested that the entire moratorium could be put on the web site.

Denner wanted to know how and when she could help encourage support for tree preservation in the township, and Milauckas suggested she wait until there is a public hearing on the Ordinance and it comes before the township board.

After a brief recess, Milauckas called Jarzembowski to see if he had forgotten the meeting, and he arrived at 8:50 P.M. The Commissioners proceeded to consider Darpel’s “Commercial, Office and Institutional Architecture—C-1, C-2, C-3 Zone” and several changes were made. Page 1, in the first paragraph, “in the township” was inserted after “blends harmoniously with the natural features.” In the second paragraph, “at a study session” was changed to “for an informal review.” This change was also made in paragraph 3 under Industrial Architecture—I 1 Zone. Page 1, paragraph 3 A was tentatively changed to add “and the architectural integrity of the Tri-Community area.” This latter change caused a lot of discussion, and the Commissioners thought Sisson and/or Bultje might be able to help with language that would be enforceable. Jarzembowski said he would consult Jim Schmiechen and Ken Carls, who did a booklet on the local architecture, “Building the New and Rehabilitating the Old” and give them a copy of this proposed Ordinance. Inviting them to a workshop was suggested. From 3B on, exterior materials were discussed but no changes were made.

Marczuk’s proposed changes to Sec. 40-647 titled “Front Yard Parking Lots, Landscaping, Access Management, etc.” and his memo expressing his concerns was next (attached). For nonconforming lots to avoid having developers going to the ZBA so much, Marczuk said it would be good to have special agreed-upon legal lists of landscaping possibilities. He did not think Sisson’s suggestions on page 3 in “Landscaping Waivers C (n)” provided what he needed. However, Milauckas said he should not require more for nonconforming lots than is required for conforming lots, and he thought this section provided the necessary flexibility. Milauckas thought “landscape” should be inserted in (n) after “justifies one or more modifications to the..” Under Parking Lots, Alternative #1 was chosen, giving flexibility to the 20% front-yard parking now required. Landscaping provision (a) obviously dove-tails with Alternative #2, but Milauckas thought (b) made sense. It was suggested that I-1 zone should be included in Sec. 40-877 to require landscaping in buffer yards.

In Sec. 40-850 Waivers (to driveways) to replace Sec. 40-849, a question came up about whether all the conditions should apply in order to waive or modify the standards of Article X.

Milauckas said it would be advisable to require that adjacent property owners be sent a notice of a site plan review for a development on a neighboring parcel (Sec. 40-812).

Milauckas distributed Sisson’s proposed amendments to Accessory Buildings. Olendorf will present this and another proposal on that subject at the next meeting. He also is refining the lighting ordinance.

Other items for May 23, hearings could be set for some of these amendments, especially for the Tree Protection Ordinance and the potential rezoning of Critical Sand Dune Area before Dennison’s property changes hands, Peach Creek Ravine rezoning to R-2, examination of C-3 extension so far south at Exit 41 compared to future land use map.

Meeting adjourned at 10:50 P.M. The next workshop meeting is Monday, May 16 at 7:00 P.M. The next regular meeting is May 23 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Hanson/Marczuk to approve amended minutes of April 25.
2. Motion by Marczuk/Darapel to approve minutes of April 27.
3. Motion by Hanson/Rausch to approve the site plan dated 5/10/05 for Jeff Klemm’s office building on Blue Star Highway with conditions.
4. Motion by Milauckas/Marczuk to request township clerk to publish notice in newspaper advising public of contents of tree moratorium.