

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 9, 2005

The Saugatuck Township Planning Commission held a workshop meeting on August 9, 2005, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Jarzembowski, Milauckas, Olendorf and Rausch

Absent: Marczuk

Also present: None

At 7:08 P.M. Chairman Hanson called the workshop meeting to order and asked Jarzembowski to read a letter he had received concerning overflow parking provisions at Clearbrook Golf Course. Hanson said he would call Z. A. Ellingsen tomorrow to see if he has had any discussion with Jim Jeltema about providing overflow parking. Hanson said he would then call Jeltema himself if Ellingson says "No."

Rausch made a motion to approve the minutes of July 25, Jarzembowski seconded and the motion carried. Darpel made a motion to approve the minutes of the joint meeting with the township board on August 3. Olendorf seconded and the motion carried.

After asking to defer a discussion of conservancy easements, Hanson directed the attention of the Commissioners to the matrix he provided of the proposed ordinance amendments, beginning with Signs. It was decided to allow short term rental signs of 8X24 inches, big enough to say "Seasonal rental" and a phone number, with no limit on how long they can be displayed. Hanson said he would define "off-premise signs" and remove "billboard" and replace references to "primary highway" with the names of the highways, i.e. Blue Star, M-89, I-196. After some discussion of whether the township should be regulating billboards on the interstate, it was decided to leave the proposed language in (f) of Sec. 40-634. Milauckas questioned the language in (2) (d) on page 1-10, and the Commissioners decided to delete everything after "property line."

Private Roads: Hanson said he needed to clarify that Z. A. Ellingsen is to approve roads for four or fewer homesites and he did not know how to handle Norm Deam's request that roads be narrower than 66 feet wide in R-4. Milauckas and Olendorf filled the Commissioners in on Norm Deam's seeming desire to recreate Lighthouse Village, which was destroyed by a tornado many years ago. Milauckas said if he wants to build four structures, he only needs a 33-foot easement and it can be covered with gravel, according to the Private Road Ordinance. The Commissioners wrestled with "unique mature vegetation" because of the attorney's demand that it be better defined in Sec. 40-658 (b) page 1-13. Olendorf suggested "unique, rare undercover species indigenous to the area and mature trees in excess of 6 inches dbh" and promised to provide a list of examples. Hanson said he wanted to delete the word "valuable" because it cannot be defined. A lengthy discussion ensued about "second means of access" on page 1-14, and subsection (d) was rewritten as follows: A private road or interconnected private road system shall not serve more than 50 (rather than 75) dwelling units unless a second means of access is provided and regularly maintained for the development for emergency vehicles. [Eliminating the next two sentences] The Planning Commission may also require two means of access which meet the minimum standards of this private road ordinance in order to ensure..."etc. Subsection (5) thereunder was rewritten as follows: "Anticipated traffic volumes at the proposed street intersections. Intersections where vehicle trips are expected to be over 600 per day will be discouraged. Calming elements such as berming and tree plantings may be required in such cases to reduce noise impacts."

After a brief recess, meeting resumed at 9:20 to take up Accessory Buildings. Milauckas asked where the limit is on three accessory buildings per lot, which he heard quoted at the joint meeting recently. Hanson referred him to Sec. 40-631 (5), now appearing as (6), page 14-1, which allows for a detached garage and one other accessory building not devoted to vehicle storage. Hanson asked the Commissioners to consider Treasurer Knikelbine's opinion that accessory buildings should be allowed in the front yard in A-1 and A-2, whereas Subsection 7-e, page 14-2, disallows this unless with SAU. He also asked what to do about Z. A. Ellingsen's concern for limiting the size of garages. The Commissioners could not agree on a percentage of rear yard to be covered by an accessory building, but Darpel said he would try to come up with a better ratio. It was decided to eliminate the last sentence in (f) and delete (c) which limited the size of detached garage to 800 s.f. Subsections (b) and (e) would be combined and a second sentence added which reads: "This requirement shall not apply to properties in Zoning Districts A-1 and A-2 that are not on Blue Star Highway or M-89."

Olendorf volunteered to organize a group from the Lakeshore to study the Accessory Dwelling Unit issues, including lot splits and funneling to Lake Michigan, perhaps toward crafting a separate ordinance. He said he has made a survey and there are nine of these units in existence now along Lakeshore Drive from M-89 to the wash-out. The Planning Commission authorized him to study this and come up with suggestions. In the meantime, other proposed ordinance amendments would be reviewed and pushed forward.

A second workshop on ordinance amendments was set for Monday, August 15, at 6:00 P.M.

Meeting adjourned at 10:20 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Rausch/Jarzembowski to approve minutes of July 25.
2. Motion by Darpel/Olendorf to approve minutes of August 3.