

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 15, 2005

The Saugatuck Township Planning Commission held a workshop meeting on August 15, 2005, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Milauckas, Olendorf and Rausch. Jarzembowski arrived at 7:10 P.M.

Absent: Marczuk

Also present: None

Chairman Hanson called the meeting to order at 6:10 P.M. Unresolved issues remaining are Jeltema's overflow parking and notice to the Township Board of denial of RomVano's request for rezoning to R-2. Milauckas made a motion to approve the minutes of August 9, Olendorf seconded and the motion carried.

Hanson asked the Commissioners to resume consideration of Accessory Buildings and the coverage limit of 5% of rear yard for a detached accessory building, page 14-2. Darpel explained that for a 2.5 acre lot, figuring 150' lot width and 40' setback, the area with the house would take up 6000 s.f., so 5% of the rear yard remaining would allow for a 5000 s.f. detached accessory building. He thought that was rather large and wondered if it would be better to use a square footage figure as a limit instead of a percentage of the rear yard. Darpel added that in R-1, the size of building would be 700 s.f. This is if the house is situated as far forward on the lot as possible. The current limit otherwise in residential is 10% of the lot for accessory buildings. Milauckas wondered why it should be tied to the rear yard. After some discussion it was decided to revise the limit to 3% of lots 5 acres or under for a detached accessory building which must be in the rear yard unless an SAU is granted, and to require a 140' additional setback from any road on parcels larger than 5 acres unless the detached accessory building is in the rear yard. Milauckas said the restrictions for detached accessory buildings in the individual residential district provisions will be deleted. Subsection 7e, page 14-2, will have to be revised to include the 140' setback from the road in parcels larger than 5 acres if the detached accessory building will be in the front yard. Subsection 7c, page 14-2, was revised to limit detached garages to 1000 s.f. on parcels of 5 acres or under unless a SAU is granted. Section 8, page 14-2, was revised to eliminate the word "structures;" "storage area for items incidental, customary or usual to the principal residential use of the property." Section 8f referring to movable structures was deleted.

Accessory Dwelling Units was considered next, and Olendorf said he rethought his offer to take this issue out of the P.C. discussion right now. Instead he presented an alternative version which he had culled from examples from Massachusetts and Washington, retaining some of the originally proposed ordinance. (At this point 7:10 P.M. Jarzembowski joined the group.) Olendorf's version includes a definition of Accessory Dwelling Unit, a requirement that the neighbors be notified before an ADU is approved, a requirement that it be subordinate to an existing single-family dwelling occupied for three years, an increase to 1000 s.f. on the limit of floor area for an accessory dwelling unit, a limit on the number of people who can be housed within the ADU, deletion of manufactured homes or mobile homes from those structures not allowed as ADU's, a change in the exterior appearance of the ADU, a requirement that one of the dwelling units on the property must be occupied by an owner of the property, deletion of the limit of only one guesthouse as accessory living quarters because it is taken care of in the accessory buildings ordinance, a grandfather clause, and a sunset clause with expiration December 31, 2010. Consensus was to keep this version.

After a brief recess, the Tree Preservation Ordinance was addressed following the matrix provided by Hanson. Page 17-2, Sec. 40.1112 (a) a protected tree is measured at 6”dbh, 4-1/2 feet from ground, language is cleaned up in (b), and High Risk Erosion Area is included. Throughout, “cut” or “cutting” is deleted and “remove” or “removal” retained. In (c) “Tree trimming is not prohibited” is included. On page 17-3 (a) (1) and (b) (1) third sentence “prior to the approval of a building permit, site plan, or tree removal permit” is deleted. Section (c) is reversed, making (2) (1) and vice versa. On page 17-4 subsection (f) “or trimming” and “and provided that the removal or trimming is accomplished through the use of standard forestry practices and techniques” are deleted. Also (I) “Removal of any trees within 25 feet of an existing dwelling” and (j) “Ten percent of protected trees on a lot or parcel within a designated TPZ, except the Critical Sand Dune Area” are added to the exceptions in Sec. 40-1114.

In addressing Outdoor Lighting, it was decided that Atty Bultje’s reference to Sec. 40-1013 in the Ordinance was not pertinent when dealing with light fixtures, and Secs. 3 and 4, page 18-2, shall remain. Under “General Requirements” (7), page 18-2, referring to governmental agencies within the township, change “encouraged” to “required.” Under “Exemptions”, page 18-3, add (13) “Uplighting of the American Flag when displayed appropriately” and (14) “Uplighting of trees.” In “General Standards” include a provision making (3), (5) and (6) enforceable township-wide, and (1), (2), (4), (7) and (8) enforceable in all zoning districts except A-1 and A-2. In the illustrated examples, Figure 1, page 18-6, and Figure 3, page 18-8, will be deleted.

Meeting adjourned at 9:30 P.M. The next regular meeting is August 22 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Olendorf to approve minutes of August 9.