

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 22, 2005

The Saugatuck Township Planning Commission met on August 22, 2005, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Hanson, Marczuk, Milauckas, Olendorf and Rausch

Absent: Darpel and Jarzembowski

Also present: Planner Sisson, Z. A. Ellingsen, the Colvins, Terry Stewart, Thom Carpenter and members of the general public.

Chairman Hanson called the meeting to order at 7:00 P.M. and thanked former Chairman Milauckas for his work on the Planning Commission. The minutes of the August 15 workshop were amended as follows: Page 1 add "the list of" to the sixth line from the bottom after "manufactured homes or mobile homes from" and Page 2, first paragraph, delete the line that reads "(a) (1) and (b) (1) third sentence "prior to the approval of a building permit, site plan, or tree removal permit" is deleted." Milauckas made a motion to approve the amended minutes and Rausch seconded. The motion carried.

In the Public Comment portion, Pete Colvin thanked Olendorf for pointing out to him that water would be very hard to find on the site he had formerly proposed for 11 log homes on Riverside Road. He said it saved him from spending a lot of money for property that could not have been used as he had proposed.

Hanson presented a letter from Dottie Lyon, President of the Saugatuck-Douglas Historic Society, and a resolution in support of the proposed zoning ordinance amendments from the Society.

Hanson called attention to the Resolution for approval of Kingfisher Cove PUD written by Sisson and said the letter from the Drain Commissioner has been received. Carpenter said requests have been made for all the other permits needed for construction. Olendorf asked what provisions had been made to preserve open space, and Hanson explained that the PUD was an agreement between the township and developer, which is not revocable. He added that a conservancy easement with a third party as conservator has been discussed, but the township does not have that mechanism right now. Olendorf wondered why not wait until the township does, harking back to a situation at Heron Bay site condo where by-laws were ignored by a homeowner in the association and the developer said he could do nothing. He was told that the issue is on the agenda. Dayle Harrison, 3108 62nd St., said if you don't have a deed restriction, you have no control.

Marczuk made a motion to adopt the Resolution to Grant Approval of Kingfisher Cove Planned Unit Development (see attached), with the deletion of Section I-4 on page 7, as meeting the PUD standards of Sec. 40-779. Milauckas seconded and the motion carried unanimously.

Carpenter presented the final site plan for Terry Stewart's commercial building on Blue Star Highway, saying the main issues from the last review had been addressed, including parking, storm water calculations sent to the Drain Commissioner, drive entrance which meets requirements of the Allegan Road Commission, sign, lighting plan and landscaping plan. Public water is available, and a septic system is planned with drainfield and reserve. He said they are awaiting approval. Milauckas wondered if sewer is coming down Blue Star soon, and Ellingsen said he didn't think it would come in the near future.

Carpenter asked if the last four parking spaces could be reduced to 9.5' width in order to move the dumpster out of the rear yard setback, as recommended by Sisson in his memo. A discussion of landscaping with native species ensued, and it was decided that the numbers of plants could be adjusted, but native plants could not be required. However, Stewart said he would like to cooperate and requested a list of suggestions. Building materials were discussed, and Stewart was referred to Jim Schmiechen and the Historic Society as resources.

Milauckas made a motion to approve the revised site plan for Stewart's commercial building, dated 8/08/05, as satisfying the ordinance requirements, with the following stipulations: (1) That the last four parking spaces be reduced to 9.5 feet in width to allow the dumpster to move out of the rear yard buffer, (2) That the amended landscaping plan be accepted based on the waiver in Sec. 40-880, and (3) That approvals come from the Allegan County Health Department and Drain Commissioner. Rausch seconded and the motion carried unanimously.

After a brief recess during which Sisson left, the meeting reconvened at 9:02 P.M. to discuss the proposed R-4 Lakeshore Open Space Zoned District. Hanson referred to comments at the public hearing from the property owners of the proposed district. Ellingsen questioned the requirement that any development had to be PUD, not metes and bounds land divisions, contrary to State Law. Two options seemed possible: (1) In Sec. 40-341 and 40-344 exempt all developed parcels existing as of the date of this ordinance which are less than 12 acres in size, or (2) Leave those parcels in question in R-3B.

Milauckas said paved roads should be deleted from this ordinance and from the critical sand dune provisions later also. Page 19-2 delete (a) (3) from 40-343, by consensus. He also questioned whether density has been set in Sec. 40-341 and pointed out that "modest density increases" has not been defined. After some discussion of limiting development to single-family homes and how much density to allow for clustering, Milauckas said he thought Sisson should be consulted for his reasoning when he wrote the R-4 ordinance. There was also some discussion of how to preserve the historic location of Singapore, especially since it seems to be where Broward Marine and the channel now are. On page 19-2 add "natural areas" to (c) and "Existing residential uses" as (j) to Sec. 40-342. Delete Sec. 40-347 Accessory Buildings. Marinas are disallowed, but private docks were discussed as a possibility. The appendix of permitted uses in Sec. 40-1046 must be revised. Milauckas also pointed out that the Critical Sand Dune Area, Sec. 40-337, now in R-3B should be put in R-4 under 40-352. It is not listed in the Index of the Zoning Ordinance.

Hanson reviewed what should be on the agenda: a more restrictive waterfront ordinance, reflecting Land Use Map in zoning, and studying conservancy easements. Olendorf brought up flag lots again because of his concern about large valuable trees being destroyed along the lakeshore.

The meeting adjourned at 10:55 P.M. The next meeting is a workshop on Wednesday, August 31 at 5:00 P.M. The next regular meeting is September 26 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Rausch to approve amended minutes of August 15.
2. Motion by Marczuk/Milauckas to adopt resolution approving Kingfisher Cove PUD with one deletion.
3. Motion by Milauckas/Rausch to approve Terry Stewart's commercial building on Blue Star Highway with stipulations.