

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 31, 2005

The Saugatuck Township Planning Commission held a workshop meeting on August 31, 2005, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

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

Absent: Jarzembowski

Also present: One reporter and Planner Sisson, who arrived at 6:30.

Chairman Hanson called the meeting to order at 5:00 P.M. Rausch made a motion to approve the minutes of August 22 regular meeting. Olendorf seconded and the motion carried.

Hanson reported that Z. A. Ellingsen checked on the parking at Clearbrook Golf Course and Jim Jeltema has not placed signs indicating overflow parking space. Jeltema told Ellingsen that the county has not put up enough No Parking signs on Clearbrook Drive. Hanson said Jarzembowski is working on this issue.

Hanson directed the Commissioners to review the proposed Building Design Ordinance and the public comments from the hearing. Hanson said he did not think the township board wanted the responsibility of the final decision on building design. He suggested adding a statement to Sec. 40-662 to the effect that the intent of the ordinance was to encourage cooperation between developers and the township regarding building design. Hanson wondered if the Commissioners wanted to mandate an informal review of everything, and consensus seemed to be YES.

Landscaping, Sec. 34, page 29-2, Hanson will rewrite to use "unique, mature" in reference to standing trees, provide a list of trees and a measurement dbh. Sec. 35, page 29-3 he will revise the paragraph to end the last sentence at "Transportation" and add a final sentence that reads: "The Planning Commission must assure that one of the following conditions exists:" In the list that follows, (1) becomes (b) and (2) becomes (c).

Sec. 28, page 22-4 was revised to include in the paragraph headed "Notice of site plan review" a sentence which reads: "The notice shall advise that the site plan is on review at the township hall." Secs. 36 and 37, page 29-4 were explained, and Milauckas said the P. C. should think about changing the C-3 from mixed-use commercial/residential because it is in conflict with the Master Plan.

Signs, Billboards: Sisson said if the township will be regulating billboards in the industrial zone, it must register with the state so the state can enforce the regulations. Hanson suggested taking I-196 out of the Sign Ordinance.

The proposed new R-4 zoning district was discussed as to the build-out possible on the region, considering how much of the property is not buildable. It was thought that applying the A-2 open space bonus Sec. 40-190 (e) to (o) would give leverage on a developer. Sec. 40-340, page 19-1 should include a subsection stating that an impact statement from an accredited natural historian chosen by the township will be required of the developer. Milauckas pointed out that the critical sand dune area is not mentioned in Sec. 40-190 and it should not be part of the basis upon which dwelling units are calculated. Hanson said he would add a subsection (4) to (g) page 19-3 to state that the use of lawns would be strongly discouraged in favor of low impact vegetation. On page

19-4 a 100 ft. minimum front yard setback, based on slope, would be added to subsection (b) (3), in reference to properties facing a body of water other than Lake Michigan. The prohibition of marinas, boathouses, docks, wharves and piers would be added to Sec. 40-351, page 19-6. Sec. 40-337 was to be deleted from the Ordinance and reserved for future use.

The Commissioners turned their attention to the matrix of Sec. 40-1046, which Sisson called a “headache.” It was suggested that R-3 and R-3B could be combined in the matrix, and R-4 would allow only single-family residences and read “NO” in all the other categories.

The sequence of procedures was reviewed and it was determined that a final version of all the amendments must be prepared for Sisson. It would then go to the attorney before it is presented to the township board. Milauckas said it should then be reviewed by the P.C. before a vote is taken because there might be revisions. Sisson said the attorney must make the amendments conform to the codification numbering system and language. Hanson said he would make the changes decided upon, send the package to the other commissioners by e-mail for their comments, and if there are major changes that need to be made, a meeting could be arranged in two weeks. Otherwise, another meeting would not be needed. Hanson will alert Clerk Wright that they may be presented to the township board in mid-October.

Meeting adjourned at 9:15 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 Rausch/Olendorf to approve minutes of August 31.