

SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 3, 2006

The Saugatuck Township Planning Commission held a special meeting October 3, 2006, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Marczuk and Rausch
Absent: Edris, Jarzembowski and Milauckas
Also present: Planner Sisson; Todd Martinson and William Pater for AIS, and George Stoutin

At 5:10 P.M. Chairman Hanson called the special meeting to order and turned it over to Martinson who reiterated the request by Automated Integrated Systems to reduce its request for rezoning to 4.27 acres. The parcel in question is on the east side of Blue Star Hwy. ¼ mile south of Exit 36 and lies partially in C-3 but mostly in A-1. Applicant wishes to develop the property for a 25,000 s.f. warehouse for wholesale sales and service of tarps for dump trucks. He referred to AIS correspondence of Sept. 18 in which three conditions were proposed: limits in the rezoned area on the allowed uses and prohibition of many uses, increases in buffers and landscaping, and reducing the request for rezoning from 10.83 acres to 4.27.

Sisson suggested that the P. C. review the list of allowed uses and prohibited uses, given the size of the parcel. He also suggested that the sketch of the plan could be incorporated into the rezoning agreement.

Marczuk asked what plans the applicant has for their C-3 parcel across Blue Star, and Pater answered that they have no plans for future expansion beyond what they are proposing now because of the portion of the market for their product which they occupy.

Rausch asked why there is a second set of allowed uses as opposed to our Zoning Ordinance, and Hanson replied that in contract zoning requests the applicant can list uses he would like. He commented on the shortness of the list. Martinson pointed out the three they were permitting which were not allowed in A-1: ambulance service, recreational vehicle sales, and wholesale sales/services. Sisson said an end date can be set on the rezoning at which time the Zoning Ordinance lists would be reinstated. He suggested that the permission of PUD's/commercial might need discussion. Some discussion ensued on what the building AIS proposed could house. He also thought this use should be compared to some of the uses that are possible for A-1 as is.

Quantum, a construction company to the west of this parcel, was discussed as being grandfathered, but extending slightly into A-1. Martinson said no one would want to look at the back of that operation.

Rausch said she did not have a problem with this proposal and its additional buffers as a transition area. Marczuk said he was more apt to approve this application after hearing

that the applicant might decide to trade C-3 for A-1. Although he felt they would be agreeable to give-and-take, he was not sure expanding A-1 across Blue Star was the answer. Pater offered to declare 4+ acres across Blue Star unbuildable with a deed restriction on tree cutting. Hanson explained that when he wrote the "findings," he was operating on the principal that trading properties would negate the problem with the Comprehensive Plan, but he thought trading trees would be acceptable also.

George Stoutin, the neighbor to the south, presented a memo which stated his position and questions for the P.C. He observed that the applicant said he hoped to expand his employees to from 24 to 60 within two years and wondered how this building could be all that is needed in the future. Pater said this building would be phase 1 and future expansion could take place. There seemed to be some difference of opinion about where the parking lot could be expanded, however. Stoutin worried about the green space that might be eliminated by additional parking. He reiterated his objections that the applicant bought the property knowing the zoning was not appropriate for his purpose, that commercial and industrial uses should stay within the areas planned for them, and he wondered if the P. C. intended to expand the industrial park south of Douglas. Stoutin further maintained this is a hardship for him and for Bruce Gould, who owns property on two sides of the parcel in question. Stoutin said he objected to all the traffic that use that driveway right next to his. He did not want to look at a parking lot, and when the leaves fall, he would be able to see it.

Darpel said it was important to find a balance between this proposal and what could be developed there. A guaranteed green space on Blue Star Highway and a site plan that protects neighbors by buffers of vegetation might provide that.

At 6:05 P.M. Sisson left the meeting.

Rausch pointed out that the buffer did not go to the lot line, and Pater and Martinson agreed to redraw it to surround the rezoned area. Darpel suggested a two-foot berm for the plantings in the buffer. He thought that and a binding site plan with the exchange of A-1 for C-3 is what's needed. He asked about the height of the building, and Hanson said it might be a concern for the fire department.

Darpel made a motion to table the rezoning request to the October 23 meeting for a public hearing. Marczuk seconded and the motion carried.

Meeting adjourned at 6:27 P.M. The next regular meeting is October 23 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Darpel/Marczuk to table AIS rezoning request to October 23 public hearing.

