

SAUGATUCK TOWNSHIP PLANNING COMMISSION

January 28, 2008

The Saugatuck Township Planning Commission met on January 28, 2008, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Jarzembowski, Milauckas, Rowe

Absent: Rausch

Also present: Planner Sisson, Cal Becksvoort for Serenity Pines, David Langley for B&B, and various members of the general public.

Chairman Hanson called the meeting to order at 7:05 P.M. and reported that Cal Becksvoort asked the P. C. to continue tabling Serenity Pines.

Minutes of December 10 were amended as follows: Section 4, 1st paragraph, second sentence, replace "amendment" with "'Guideline to Determine Appropriate Lot Yield' presented;" 2nd paragraph, replace "Township Board" with "Township Attorney;" Section 5, 1st paragraph, 5th sentence, add "in August, 2006;" corrections of spelling of names and of some semantics. Milauckas made a motion to approve the amended December 10 minutes, Rowe supported and the motion carried.

Public Comment: Fritz Royce, 144 Lakeshore Drive, Douglas, asked about funneling.

Correspondence: 1. Hanson reported on a letter from Atty Bultje in response to "Guideline to Determine Approximate Lot Yield" in which he questions Section 8 percentages for the adjusted minimum lot area. Sisson explained his calculations. Milauckas suggested adding "approximately" before each percentage. He also suggested adding a note under Section 7 referring to the A-2 section in the Ordinance because of the differences in calculating minimum open space set-aside. 2. Hanson read an e-mail from Bultje regarding the question of whether PC/ZBA liaisons could sit to decide appeals from P. C. and what the rule should be for ZBA appeals before P.C. decisions. 3. The December 31 letter from ZA Ellingsen regarding his enforcement of the Sign Ordinance on real estate agencies was noted.

At 7:28 P.M. Hanson opened the public hearing for applicant David Langley's request for a SAU for his proposed B&B to be located at 3442 66th Street. Edris read the notice published in the newspaper. David Langley, Ann Arbor, displayed his plan and explained the changes to be made to the existing two-story home to accommodate 5 rental rooms and baths. There is a converted garage which is now rented month-to-month, and Saugatuck city water serves the two parcels involved. Langley said he plans to add gravel parking areas to the north of the main building, to install signs at either end of the driveway, and add landscaping.

Hanson read the January 22 letter from ZA Ellingsen stating rules governing B&B's.

Hanson explained that additional signs, besides the 3x3 sign allowed to be attached to the building, would be part of the SAU. P.C. questions concerned whether there should be more than one stairway, whether the proposed parking was actually over the drain field, whether sewer connection should be required, whether the parking area should be paved. Langley said he was proposing weekly seasonal rental for the converted garage apartment, but Hanson said he thought that would not be allowed because of the concerns stated in the Zoning Administrator's letter.

Angela Holmes, Douglas, said a former township supervisor, Joe Gorka, said he gave approval for the conversion of the garage to an apartment, but there were no records of it.

Hanson opened the meeting to public comment, and Tad DeGraaf, 6424 Ototeman Trail, Holland, who owns a vacant adjacent lot which he is selling, quoted from the Zoning Ordinance to support his contention that this is a residential neighborhood and commercial enterprises like this should not be introduced. He pointed up the different types of transient lodging uses which are not approved for R-1. He questioned the parking provisions, adequacy of the drain field, use of the non-conforming apartment, accuracy of the survey, and said he might suffer a hardship trying to sell his lot. Hanson referred to a chart in Sec. 40-647 for parking required, and Sisson replied that the operator must live in the B&B, making it a residential use, not commercial.

Lynda Holmes, 6540 Old Allegan Rd., real estate agent, said B&B's are never considered commercial operations and they should not require commercial septic systems.

Vivian Vandenberg, 3410 66th St., next door to the south, whose letter dated January 23 was read, was concerned about traffic on 66th, a narrow street where children ride bicycles, about noise, and about the drive connecting 66th St. to Holland St. When she asked if the SAU would carry over if the property were sold, Hanson said Yes, unless it ceased to be operated as a B&B. Vandenberg also commented that the weekly renters in the separate apartment were very noisy last summer.

Deb Matthai, 6936 Hickory Ln., Fennville, responded to question about other B&B's in the township to say there was one at 126th Ave. She said she lived next door for a while and it was very quiet.

Dayle Harrison, 3108 62nd St., said he thought the B&B would affect property values in the neighborhood.

Tom Clark, 6606 Cemetery Rd., was concerned about traffic on 66th St. and Cemetery.

Hanson read a letter dated January 28 from James Warsaw, the current owner of the property, who supported Langley's proposed B&B.

Angela Holmes argued that Holland Street is a busy entrance to Saugatuck already, that there is a Best Western within one block, that B&B's are traditionally quiet and that the Health Department has already deemed the septic drain field adequate for this use.

Jarzembowski made a motion to close the public portion of the hearing, Edris seconded and the motion carried. Milauckas asked if Langley could manage with only access from Holland Street, and he said Yes. There was a brief discussion of the possible inconsistencies in "Table of Uses" Sec. 40-1046 regarding transient lodging places. Darpel asked about exterior lighting and Langley said there is a farm light. Sisson said a separate public hearing would be required to deal with the separate apartment rental.

Hanson made a motion to approve the SAU for Langley's B&B, applying to the two parcels, with the following conditions:

1. Parking provided will be 9 spaces north of the main house
2. Parking will be paved
3. Driveway will be paved
4. Following the Zoning Administrator's letter, the converted garage/guest house long-term rental will be defined as monthly rental or longer without access to B&B services
5. Allow a 4-1/2 s.f. sign at Holland Street
6. Access only off Holland Street; driveway will be pulled up 15 feet west of the right-of-way of 66th Street
7. Require compliance with Lighting Ordinance, downward directed
8. Approval subject to approval by other regulatory agencies, such as Health Department, Fire Department, etc.
9. SAU subject to yearly review by Planning Commission.
10. Final site plan locating parking and septic drain field will be mailed in.

Edris read the standards for SAU from Section 40-694. Motion as amended by Darpel, was seconded by Rowe. Motion carried 5 to 1, with Milauckas voting against.

At 9:25 Jarzembowski left the meeting, and the Commissioners took a brief recess. Discussion of the new Zoning Map centered on the seeming inconsistency in dates. Hanson said he would coordinate dates with the electronic version when it is produced

Discussion began on Sisson's proposed amendments to Article XII Water Access and Dock Density Regulations, but it was decided to devote a special meeting during the 3rd week of February to this.

Z. A. Ellingsen's letter of January 26 was discussed, and the P. C. decided Sybesma's landscaping was not compliant. Hanson said he would refer this to Ellingsen.

Hanson agreed to speak with Atty Bultje about how to reinstate the Critical Dunes Ordinance.

Meeting adjourned at 10:42 P.M. The next meeting is a special meeting at 4:00 P.M., February 20. The next regular meeting is February 25 at 7:00 P.M.

MOTIONS

1. Motion by Milauckas/Rowe to approve amended December 10, 2007, minutes.
2. Motion by Jarzebowski/Edris to close public portion of public hearing on B&B.
3. Motion by Hanson/Rowe, amended by Darpel, to approve SAU for David Langley for a B&B at 3442 66th St. with several conditions.