

**SAUGATUCK TOWNSHIP BOARD  
REGULAR MEETING**

**WEDNESDAY, JANUARY 3, 2007, 7:00 p.m.  
SAUGATUCK TOWNSHIP HALL  
3461 BLUE STAR HWY, SAUGATUCK, MICHIGAN 49453**

**MINUTES**

Supervisor Wester called the meeting to order at 7:00 p.m. and led in the Pledge of Allegiance.

**Members present:** Supervisor Bill Wester, Clerk Jane Wright, Trustee Damien Jarzembowski, Trustee Chris Roerig.

**Members absent:** Treasurer Pat Knikelbine.

Public comments were offered. Dave Heilman 2755 Blue Star Hwy spoke regarding the application for rezoning that will be addressed under New Business. He presented the Board with a written statement against the rezoning. Tony & Terrie Schippa 2750 Blue Star Hwy spoke in opposition to the rezoning and presented the Board with pictures of the property showing a high water table. Public comment ended at 7:12 p.m.

Wester brought the consent agenda to the floor for approval with additional bills received after packets were sent out. Wright requested to remove New Business, Item B. stating the Fire Board Representative will be prepared to present the Board with the Fire District's year in review at the February meeting. She also requested to add under New Business, Item D. Al Ellingsen, Building Inspector's year in review.

- A. Accounts Payable
  - i. AD BOS through SIEGFRIED CRANDALL  
Total to be paid \$10,774.68
  - ii. Checks issued to be post-audited  
(check register attached)
- B. Payroll (check register attached)
- C. Approval of Minutes
  - i. December 6, 2006 Regular Township Board Meeting

**Motion by Roerig, seconded by Wright to approve the agenda as amended.** Carried unanimously.

**Correspondence:**

- A. Attorney for Paul Zehner, Response to Complaint. Wester stated the alleged violations are being addressed by Zoning Administrator Al Ellingsen and suggested the Board allow him to manage the situation further. Board agreed.

**Unfinished Business:**

- A. Cost Recovery Ordinance as revised by Township Attorney. Wright reminded the Board of the request by the Fire District to have each of the three municipalities adopt the same ordinance that would allow them to charge for excessive response costs. She stated the language was changed dramatically by our attorney and has become extremely complicated. Board discussed having the Manager talk with the other municipalities and compare attorney opinions to establish which

language is appropriate. **Motion by Jarzembowski, seconded by Wester to table the Cost Recovery Ordinance as revised by Ron Bultje pending further information from the other municipalities.** Motion to table passed unanimously.

**New Business:**

- A. Rezoning Request by Millennium Properties. Jarzembowski stated the Planning Commission is requesting the denial of a request to rezone from A-1 to C-3 a bulk portion of a 14 acre parcel, a denial of a request to rezone from C-3 to A-1 a 3.66 acre portion of a parcel on the west side of Blue Star Hwy, and the approval of a request to rezone with conditions from A-1 to C-3 a 3.63 acre portion of a parcel on the east side of Blue Star Hwy. Planning Commission Chair Jim Hanson was present and reviewed the procedures the Board could take. Discussion took place at great length with Board asking questions regarding the contract zoning agreement that would be attached if the rezoning is approved, the high water level of the parcel that is presented to be rezoned, and the rules necessary to follow for rezoning requests. Hanson responded to the public comments and verified those comments were heard by the Planning Commission prior to their recommendation to rezone. He also cited the legal criteria used for rezoning which he felt they adhered to. Wester verified the owners recently purchased the property with the knowledge they would not be able to utilize the property in the manner desired without rezoning. Additional discussion took place and there was a **Motion by Roerig, seconded by Jarzembowski to table the three rezoning requests until the next Board meeting in February pending further information.** Motion to table passed unanimously.
- B. Fire Board Representative, year in review was deleted from the agenda until next meeting.
- C. Proposal to establish a Joint Planning Committee. Wester stated the tri-community plan calls for a Joint Planning Committee to be formed to take an advisory role for each of the three municipal planning commissions. Hanson stated the committee would be beneficial only if there is a meaningful agenda to follow. Wright agreed it would help in the communication between municipalities and felt with a budget amendment the township could pay its portion to support such a committee. She added three people from each would be a good representation of the communities suggesting one from the current planning commission, one from the zoning board of appeals and one from either the board or an interested individual within the community. **Motion by Roerig, seconded by Jarzembowski to support the establishment of a Joint Planning Committee and appoint Jim Hanson to the committee.** Motion carried unanimously.
- D. Building Inspector Year in Review. Wright stated the B.I. has submitted the 2006 building permit summary outlining the 148 permits issued in 2006 at a value of \$16,069,315.

**Committee Reports:**

- A. Planning Commission. Jarzembowski reported a special approval use for an individual to rebuild foreign cars, and a service station with convenience store at exit 36.
- B. Road Commission. Roerig verified there will be a public hearing for Bradley Road resurfacing after the engineering is done so residents can see what impact it will have. He also reported talking with the County Road Commissioner and noted the township will be required to pay more towards road improvements on county owned roads within the township, thereby making the extra voted road millage even more vital.
- C. Interurban. No report.
- D. Fire Authority. No report.

- E. Website & Newsletter Update. Wright stated the website is up to date and includes the new 2007 recycling calendar.
- F. County Commissioner's Report. Terry Burns stated the commissioners were sworn-in last week and will now begin committee assignments. He reported a goal is to gain awareness and funds for harbor maintenance at the State and/or Federal level.

Public comment was offered. George Stoutin 2755 Blue Star Hwy spoke against the rezoning request that had been tabled. Dave Heilman, Tony Schippa, and Chris Maitner all brought up issues against the rezoning. Wester encouraged individuals against the request to put together information substantiating their concerns. Andrew Leach 2897 64<sup>th</sup> St. complimented the Old Allegan Road resurfacing. Terrie Schippa 2750 Blue Star Hwy stated the business owners requesting the rezoning would not be able to build on a parcel they own on the west side of Blue Star that is currently zoned C-3 due to the high water table. Public comment ended at 8:02 p.m.

Having no further business there was a **Motion by Jarzembowski, seconded by Roerig to adjourn at 8:02 p.m.**

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Jane Wright, CMC, Township Clerk

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Date

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Bill Wester, Township Supervisor

\_\_\_\_\_  
Date