



SAUGATUCK TOWNSHIP

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Approved MINUTES

The Saugatuck Township Planning Commission met on April 22, 2019 at the Township Hall on Blue Star Highway, Saugatuck, Michigan

Present: Lozano, Rowe, Helmrich, Prietz, Israels, Welk, Conklin.
Absent: None
Also present:

- 1) **Call to Order** at 7:00 p.m. by chairperson Prietz.
- 2) **Roll call and Pledge of Allegiance**
- 3) **Approval of Agenda-** Motion by Conklin to approve agenda as written; seconded by Rowe. Motion passes by unanimous voice vote.
- 4) **Discussion of February 25, 2019 meeting minutes.** Motion by Rowe to approve minutes with corrections; Welk seconds. Motion passes by unanimous voice vote.
- 5) **Public Comment**
 - a. Joe Milauckas, 287 Lakeshore Drive, property owner adjacent to Agenda Item C, Bigby Coffee.
 - i. Concerned that there are no new survey stakes since February, as requested by the PC.
 - ii. Glad that ZA Dean found the 15' setback on the site plan review.
 - iii. Setbacks from roadway frontage, per Section 40-724 states 60' from the right-of-way, not from the property line.
- 6) **Public Hearing –**
 - a. **Rezoning application for 2846 Hercules Dr. from C-3 to I-1**
Public Comments
 - i. Don Schipper, Riverside Drive, one of the owners of Hercules Growers preparing to build near Exit 36. Prepared speech including that the utilities are located on the portion of the property in question on the I-1 portion of the lot.
 - b. **Rezoning application for 3577 64th Street from C-1 to C-3**
 - i. Aaron Smith, 400 N. Causway, Muskegan, prepared presentation. He is part of a West Michigan family that is actively developing commercial properties. C-3 better fits the area, much of the surrounding lots are C-3, although Spectators is C-1. They plan to use the driveway easement to the east, near gun & rod store. Walgreens and McDonalds are not interested, but are looking at lumberyards, auto related stores, and medical marihuana stores. Could be 1, 2, or 3 retail facilities.
 - ii. Rob Joon, realtor and listing agent for this property, added that it is 8.5 acres and 5 acres is mixed overlay district. We are talking about the 3.5 acres with Blue Star Hwy frontage here.
 - iii. Joe Milauckas, 287 Lakeshore Drive, was concerned about small partial triangular C-1 parcel right

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across from his C-3 property. He can ask for a “Contract rezoning” for a specific use if that use expires then it goes back to C-1.

- iv. Closed Public Hearing.

7) **Correspondence** – None.

8) **Unfinished Business** – None.

9) **New Business** -

a. **Rezoning application from 236 Culver LLC from C-3 to I-1**

- i. Israel's question: Confirm that the water and sewer that are on the I-1 portion of your property are the hookups that you will be using? Answer: yes.
- ii. **Welk motioned** to pass the rezoning application as written for 2846 Hercules Drive, Parcel #20-021-025-00, Helmrich 2nd. Roll Call Vote: Lozano, yes; Rowe, yes; Helmrich, yes; Prietz, yes; Israel's, yes; Welk, yes; Conklin, yes. Approve unanimously.

b. **Rezoning application for 3577 64th Street from C-1 to C-3**

- i. Conklin suggested that there was no reason to rezone until the type of establishment(s) were known. Also was concerned about the triangular C-1 left-over parcel, which would leave a mess and useless piece of property. Israel's concurred. Rowe mentioned that there was a large C-3 parcel on the other side of the gun shop available.
- ii. **Conklin motioned** to deny the application. Rowe 2nd. No further discussion by the PC. Roll call vote: Lozano, yes; Rowe, yes; Helmrich, yes; Prietz, yes; Israel's, yes; Welk, yes; Conklin, yes. **Denied** unanimously.

c. **Site plan application from Brew Happy Ventures, Inc. dba Bigby Coffee.**

- i. Tara Walston, presenter. They defined property lines and setbacks. 15' greenspace between property line and pavement. 60' from the right-of-way as Joe Milauckas asked. Approved by fire department including lock box. Joe Milauckas still wants property line pins. Clair Roy, 6432 Blue Star Hwy (Spectators), he will get together with Joe Milauckas and go over his survey. Rowe suggested that the approval might state that the survey and stakes/pins be set before building starts, which will require a surveyor, not an engineer. Prietz asked about a traffic control for enter/exit from the parking lot onto Blue Star Hwy. Walston answered that they will be repaving the lot and putting down very clear striping with “in and out arrows”. Conklin remembered that the traffic control discussion in February ended with agreement that the owner of that portion of the road (county/state) would be asked to look at it, if needed.
- ii. **Conklin motioned** to approve with condition that lot line pins be set by certified surveyor prior to commencement of building. 2nd Welk. Approved unanimous voice vote.

d. **Site plan application from Michelle Pizzo Design, 3279 Blue Star Hwy.**

- i. Presentation by Michelle Pizzo, artist, and Amy Cook, architect. Pizzo has been renting building since June 2013. No water, no bathroom, and wants to buy it to improve. Adding not more than 750 sq. ft., water, small gas heater. Amy cook added: fire department approved, driveway approved, 16 parking spaces approved, may be some changes (smaller, not larger), early Allegan County Health Department approval, will submit for sign later. Water arranged with KLWA and Buskers' plumbing for city water and sewer hook-ups. Gravel parking so no storm water issues, building will have gutters, exterior lighting will be building mounted and dark sky compliant. Intended use is as an art studio for Pizzo now, hopefully additional artists in the future. Also thinking about community outreach including middle school students and older retirees.
- ii. **Motion Rowe, 2nd Israel's** to approve. Approved by unanimous voice vote.

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10) Public Comments - None

11) Board Discussion

- a. Helmrich reported that Brenda Marcy was new to the Township Board. The Fennville ambulance group will serve Township residents south of the river. Helmrich and Abby Bigford attended the MTA Grand Rapids meeting. Road resurfacing project passed. Announced Z.A. Natalie Dean resigned Thursday. Board meeting tomorrow at 3:00 pm to vote to accept her resignation as well as that of Board member Chris Roerig.

12) Adjourn – 1st Israels, 2nd Welk. Approved by unanimous voice vote. 8:18 pm.

Next meeting – Monday, June 3, 2019. Postponed one week due to Memorial Day.

Maggie Conklin Recording Secretary

1. Motion by Conklin to approve agenda as written; Rowe seconded. Motion approved by unanimous voice vote.
2. Motion by Rowe to approve minutes with corrections; Welk seconded. Motion approved by unanimous voice vote.
3. Motion by Welk to pass the rezoning application as written for 2846 Hercules Drive, Parcel #20-021-025-00, and Helmrich seconded. Approved by roll call vote: Lozano, yes; Rowe, yes; Helmrich, yes; Prietz, yes; Israels, yes; Welk, yes; Conklin, yes. Approve unanimously.
4. Motion by Conklin to deny the Rezoning application for 3577 64th Street from C-1 to C-3. Rowe 2nd. No further discussion by the PC. Roll call vote: Lozano, yes; Rowe, yes; Helmrich, yes; Prietz, yes; Israels, yes; Welk, yes; Conklin, yes. **Denied** unanimously.
5. Motion by Conklin to approve Brew Happy Ventures dba Biggby Coffee's request with condition that lot line pins be set by certified surveyor prior to commencement of building. 2nd Welk. Approved unanimous voice vote.
6. Motion by Rowe to approve site plan application from Michelle Pizzo Design, 3279 Blue Star Hwy. Seconded by Israels. Approved by Unanimous Voice Vote.
7. Motion to adjourn by Prietz; Seconded by Conklin. Motion approved by unanimous voice vote. Meeting adjourned at 8:18 p.m.