

Saugatuck Township Regular Planning Commission Meeting February 22, 2016

APPROVED MINUTES

The Saugatuck Township Planning Commission met on February 22, 2016 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Milauckas, Rowe, Conklin
Absent Excused: Prietz, Welk
Also Present: Zoning Administrator Steve Kushion

At 7:00 pm Chairperson Conklin called the meeting to order.

Pledge of Allegiance

Review and Adopt Agenda: 'Setbacks on Lakeshore Drive' was added as an agenda item between #7 and #8. Rudich motioned to approve the agenda, Rowe seconded. Motion approved unanimously.

Review of October 26, 2015 meeting minutes: Add 'ZA Kushion stated that the property owners were sent notices' under Public Hearing. Change the fifth sentence under Rental Dwelling Committee Update to 'Regarding enforcement of the noise, fireworks and rental ordinances, Milauckas asked about the possible return of the constable in the township.' Change 'also approves' to 'approve' in the second sentence under Township Board Updates. 'Rudich motioned to approve the minutes, Miller Cook seconded. Motion approved unanimously.

Public Comments & Correspondence: No public comments or correspondence.

Public Hearing for Review of Draft Tri Community Master Plan: Milauckas waived the reading of the public notice. ZA Kushion stated that minor changes to the plan can be done tonight but major changes would need to go through public hearings in the other municipalities again.

Larry Dickie, 6108 Old Allegan Rd, Mr. Dickie read a statement that he had prepared. He spoke on the importance of the protection of wetlands in the township. He said that the comprehensive plan leaves wetland management and protection to the MDEQ. He asks to have included in the plan a more strongly worded encouragement to the three communities to develop a local wetlands ordinance and to work together to share in the development and administrative costs of such ordinances.

Conklin stated that in her recent experience with the MDEQ, the MDEQ is very strict in the enforcement of wetlands. Milauckas stated that in response to Mr. Dickie's statement, it wouldn't be appropriate for the Planning Commission to add this issue to the Tri-Community Master Plan now since it was not discussed at any of the previous master plan meetings. Public comments were closed.

Milaucaks asked who drafted the notices that went into the newspapers. ZA Kushion stated that it was Williams & Works. Milauckas stated that the notices were confusing and inconsistent for the three municipalities. Milauckas stated that he is glad that the process of the Tri Community Master Plan is close to being finished. Discussion regarding the future of the master plan. Rowe motioned to close the Public hearing, Rudich seconded. Motion approved unanimously.

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Milauckas motioned that the Planning Commission recommend that the Township Board adopt the 2016 draft of the Tri Community Master Plan. Rudich seconded. Motion approved unanimously.

Setbacks on Lakeshore Drive: ZA Kushion stated that since Lakeshore Drive is considered a major road, the setbacks on the properties along the road are 50 feet from the road right of way. There have been issues lately with property owners wanting to add on to the structures on their property but are unable to because the parcels, especially on the lake side of the road, are very narrow and they don't meet the setback limits. Since the property owners cannot build towards the lake because of erosion and other state setback issues, ZA Kushion is suggesting changing the setback limit to 35 feet. Rowe stated that since the speed limit is 35 mph, it seems like a residential street and having 35 foot setbacks would be appropriate. Rudich suggested that more information be gathered before a decision is made. ZA Kushion will do some more research and put the issue back on the agenda for the next meeting.

Fracking Committee Update: Miller-Cook handed out an outline to the commission members. She stated that the committee is making good progress. Milauckas asked if the fracking committee was drafting the actual language that will be used. Miller Cook said that that the committee is drafting the language but they are using other ordinances as guidelines.

Rental Dwelling Committee Update: The rental dwelling ordinance has been adopted. All of the concerned parties seemed to come together very well. Miller Cook asked how enforcement of the ordinance would work. ZA Kushion thinks that if he works with the assessor, they can figure out which property owners are renting their houses but do not have a rental dwelling permit. Miller Cook asked if something should be put in the newspaper that brings attention to the new rental dwelling ordinance.

Budget Report: Rudich stated that the attorney fees listed were related to the rental dwelling ordinance and, except for the fracking ordinance, there wouldn't be many more fees for the year. ZA Kushion stated that he has a resource from which he can get the monthly planning newsletter. Milauckas asked that a budget amount be allocated for Dues & Subscriptions and Training & Seminars. He stated that he thinks it's very beneficial for new planning commission members to go to an introductory planning principal's seminar. Discussion regarding the activity in the planner fee account.

Township Board Updates and Planning Commission Comments: Rudich stated that the board is drafting an announcement regarding dangerous and hazardous materials storage in storage units.

Next Planning Commission Meeting: The next Planning Commission meeting will be on March 28, 2016.

Adjourned at 8:11 pm.

Janna Rudich, Recording Secretary

1. Motion to approve the amended February 22, 2016 agenda. Rudich motioned, Rowe seconded. Motion approved unanimously.

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2. Motion to approve the amended minutes of the October 26, 2015 Planning Commission meeting. Rudich motioned, Rowe seconded. Motion approved unanimously.
3. Motion to close the Public Hearing for Review of the Draft Tri Community Master Plan. Rowe motioned, Rudich seconded. Motion approved unanimously.
4. Motion to recommend to the township board that they approve the 2016 draft of the Tri Community Master Plan. Milauckas motioned, Rudich seconded. Motion approved unanimously.