

APPROVED MINUTES

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 25, 2014

The Saugatuck Township Planning Commission met on August 25, 2014, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Rowe, Conklin, Miller-Cook, Milauckas, Prietz & Welk

Excused Absent: Rudich

Also present: Zoning Administrator Steve Kushion & Larry Dickie

At 7:00 P.M. Chairperson Conklin called the meeting to order. Conklin motioned to strike #5, review budget reports and information and also #10, township board updates and planning commission comments, with Mr. Rudich. Conklin wanted to add the Tri Community update to the agenda. Milauckas suggested keeping a portion of #10; planning commission comments. Rowe motioned to approve the August 25 agenda as amended, seconded by Welk. Motion carried.

Public Comment: Larry Dickie, 6108 Old Allegan Rd. questioned the commissioners if they were going to replace Dayle Harrison on the fracking committee.

Z. A. Kushion stated that Bultje replied as long as the zoning doesn't prohibit fracking, the Special Approval Use could be used across the Use Table. ZA Kushion will ask Atty Bultje if the Residential area can be specifically prohibited from fracking. ZA Kushion stated he would set up a public hearing for September regarding fracking.

Milauckas made a motion to amend the Use Table Sec. 40-1046 in regards to Well, Gas/Oil to designate all districts to SAU except for the Residential districts which would be a no if it's permissible from the township attorney. Rowe seconded. Unanimously approved.

Commissioners decided not to fill Dayle Harrison's spot on the fracking committee.

Correspondence: None

Budget reports: No Budget to report.

Review minutes of 28 July 2014 meeting: Addition to sentence on Page 1: **Status of non-substantive ZO changes and "fracking" ordinances:**

Commissioners would like to have SAU on all the districts for the Well, Gas/Oil use *except Residential districts which would be a no*. Rowe motion to approve the amended July 28, 2014 minutes, Milauckas seconded. Motion carried.

Public Hearing regarding Non-Substantive zoning changes: Chairperson Conklin opened up the public hearing for the Non-Substantive Zoning Ordinance Amendments.

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Commissioners studied the changes that were made. Chairperson Conklin noted that Sec. 40-643 should be Sec.40- 642.

Larry Dickie stated that he approved of the changes regarding the Non-Substantive zoning.

Milauckas made a motion to close the public hearing, Rowe second. Unanimously approved.

Rowe motion to accept the Non-Substantive zoning changes with the exception of the number 643 changed to 642, Miller-Cook second. Unanimously approved.

Continued discussion regarding reverting part of Industrial Zone to Agricultural or Residential Zone: ZA Kushion stated he spoke with Atty Bultje regarding rezoning parcels to residential and he mentioned it was a good idea to amend the master plan first so it reflects that. If you don't make that change in the master plan first the planning commission would have to ask the township board and give them a reason on why it should be rezoned, if it's already in the master plan you do not need to take that step. ZA Kushion suggested looking at changing the parcels south of 134th Ave to Old Allegan Rd in the master plan. Discussion took place regarding the parcels that would be affected and decided the Planning Commission needs to hold an informational meeting to get the owners and the surrounding parcels input. Planning Commission decided to revisit this discussion in January 2015.

Brief discussion on future Zoning Ordinance Amendments: ZA Kushion asked the board members what are the most pressing issues they wanted to bring up over the next 6 months.

- 1) Planning Commissioners want to review the January 22, 2014 memo from Attorney Bultje to Township Manager Sheridan regarding other clean-up revisions to the zoning chapter.
- 2) Review Section 40-337, Management and regulation of Uses and developments in the designated critical sand dunes. Attorney Bultje's memo dated on December 16, 2013, he pointed out parts in this Section that are no longer enforceable, as a result of the state revisions, some of the statues in Section 40-337 are no longer viable or usable.

ZA Kushion stated he would ask Attorney Bultje his opinion on Section 40-337.

- 3) Commissioners discussing if Singapore Dunes should be contacted in regards to the R-4 zone and to see if they would want to revert back to the prior zone. It would than clean up the ordinance book and the zoning map.

Commissioners stated that they want Attorney Bultje to be present at the October or September meeting to address the R-4 zoning, Sec. 40-337 and the memo from January 22, 2014. ZA Kushion stated he would contact and set a date with Atty Bultje on attending the Planning Commission meeting.

Milauckas asked ZA Kushion on a fax sent regarding Lakeshore Sub-Area plan to Manager Sheridan and ZA Kushion stated he had not looked at it.

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Milauckas was also following up on the language change for the new updated plan which he made reference to Jim Hanson's memo; ZA Kushion stated he has not had a chance to look at it.

Commissioners asked ZA Kushion if they could get a copy of the January 22, 2014 memo from Ron Bultje regarding the cleanup revisions to the zoning.

Tri-Community: Chairperson Conklin brought changes made from the committee and gave them to Manager Sheridan. Next meeting will be Sept.12.

Planning Commission Comments: Commissioners asked ZA Kushion if they could get a hard copy of the packets for the meetings.

Meeting adjourned at 8:39 P.M. The next regular meeting is September 22, 2014.

Lori Babinski, Recording Secretary

MOTIONS

1. Motion by Rowe/Welk to approve the August 25, 2014 agenda as amended.
Motion carried
2. Motion by Rowe/Milauckas to approve the July 28, 2014 minutes as amended.
Motion carried.
3. Motion Milauckas/Rowe to amend the Use Table Sec. 40-1046, Well, Gas/Oil. Motion carried.
4. Motion Milauckas/Rowe to close the public hearing regarding Non-Substantive changes. Motion carried.