

The Saugatuck Township Planning Commission met on November 27, 2017 at the township hall on Blue Star Highway, Saugatuck, Michigan,

Present: Phillips, Conklin, Welk, Lozano, Miller Cook, Rowe
Absent: Prietz
Also Present: ZA Kushion

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

Pledge of Allegiance

Review and Adopt November 27, 2017 Meeting Agenda: Rowe motioned to approve the agenda as amended, Phillips seconded. Motion approved unanimously.

Review of October 23, 2017 meeting minutes: Conklin referenced 2 periods on line 4 of page 8, and requested the removal of one. Welk motioned to approve the minutes as amended, Lozano seconded. Motion approved unanimously.

Public Comment and Correspondence:

Cynthia McKean, 1000 Mason St., Ms. McKean asked if the meeting was being recorded. ZA Kushion stated that all Planning Commission meetings were recorded and kept on file in the Township Offices.

Lori Goshorn, 3512 64th St., asked if the meeting was being videotaped and then asked if she could set up a camera. The Board had no objection and Ms. Goshorn set up a recording device. Ms. Goshorn then read a letter from David Swan that is attached to the minutes in its entirety.

Marcia Perry, 6248 Blue Star Hwy., Asked about when and how the minutes were approved. Chairperson Conklin responded that they were in draft form until the next PC meeting, where they or adopted. Ms. Perry also discussed various PC training sessions in the area.

Laura Judge, 6510 Oakwood Ln., spoke about the Planning Commission receiving training.

Tammy Jacobi, 320 Blue Star Hwy., spoke about her Special Use Application that was submitted to the Zoning Administrator regarding a proposed Medical Marijuana facility within the Township. She spoke about her history in the field and felt like the Township has a need for a facility. She asked the Board to consider adopting an ordinance in the near future.

Ingrid Glover, 6340 Old Allegan Rd., praised Ms. Jacobs and her business and supported her efforts in the Township.

ZA Kushion discussed the items of correspondence (attached to minutes):

- A. Roan and Black- There was discussion about the parking issue and letter that ZA Kushion sent to Roan and Black at the Planning Commission's request. Conklin asked ZA Kushion to confirm that parking was allowed in the road right of way of Blue Star Highway as long as traffic was not impeded.
- B. James Slott- Discussion about a possible event venue on Riverside Dr. in R-2 zoning, the Planning Commission decided a zoning amendment was not wanted to allow event venues in residential zoning.
- C. Terry Brower- Discussion about LED signs, the Planning Commission discussed the idea, however, it was decided that there was not a need to amend an ordinance that was recently enacted.

- D. Top Grade- submitted without comment
- E. Jane and Larry Dickie-submitted without comment
- F. Dayle Harrison- submitted without comment

Request for site plan review for a 9,600 Sq. ft. storage building, an 11,520 sq. ft. storage building, and a 3,840 sq. ft. office building, vacant property near NE corner of Blue Star and the Douglas Exit on 196, Al Blommaert, 03-20-021-025-00 and 03-20-021-026-00.

Al Blommaert presented the request to the Board. He stated that there would be mini storage buildings on the north end of the property with a building and garden center for a landscaping company to the south. ZA Kushion spoke about the conditions of approval and read them to the Planning Commission. There was some discussion amongst the board as to the uses on site and discussion on outside storage.

Rowe Motioned to approve the Site Plan review subject to the 8 conditions listed in ZA Kushion's memo to the Board, Miller Cook seconded. Motion approved unanimously.

Board Discussion: Some discussion on the date and time of the December meeting, ZA Kushion stated he would be in contact and that it would be posted on the website.

Rowe motioned to adjourn at 8:00 pm, Miller Cook seconded. Motion approved unanimously.

Next Planning Commission Meeting: The next Planning Commission meeting will be on December 18, 2017.

Steve Kushion, Recording Secretary

- 1. Motion to approve the agenda of the November 27, 2017 Planning Commission meeting. Rowe motioned, Phillips seconded. Motion approved unanimously.**
- 2. Motion to approve the amended minutes of the October 23, 2017 Planning Commission meeting. Welk motioned, Lozano seconded. Motion approved unanimously.**
- 3. Motion to approve a Request for Site Plan Review for a 9,600 sq ft storage building, an 11,520 sq ft storage building and a 3,840 sq ft office building, vacant property near NE corner of Blue Star Highway and the Douglas Exit on I-196, 03-20-021-025-00 and 03-20-021-026-00 with the following conditions-**
 1. Building and site lighting must be approved by the Zoning Administrator before installation.
 2. Install landscaping as proposed on page 3 of 5 as submitted by Focus Engineering before a Certificate of Occupancy is given for the new construction on site.
 3. Allegan County Soil Erosion permit submitted to the Zoning Administrator before any earthwork commences on site.
 4. Review of Utility plan and stormwater detention by Saugatuck Township engineer before issuance of a Building Permit, to be paid for by the developer.
 5. Saugatuck Township Fire Department review is required before issuance of a building permit.
 6. Uses on the property must be a "use by right" in the light industrial zoning district.
 7. The developer shall not allow the storage of hazardous materials, waste, fuels, salts, or any other chemicals on site except for fertilizers in conjunction with the proposed "Garden Center".
 8. No outside storage shall be allowed outside of the mini-storage portion of the site.

Rowe motioned, Miller Cook seconded. Motion approved unanimously.

4. Motion to adjourn at 8:00. Rowe motioned, Miller Cook seconded. Motion approved unanimously.