

## SAUGATUCK TOWNSHIP PLANNING COMMISSION

March 17, 2003

The Saugatuck Township Planning Commission held a special meeting March 17, 2003, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darple, Milauckas, Olendorf, Phelps, Rausch, Shanahan and Smith

Absent: None

Also present: None

Chairman Milauckas called the meeting to order at 7:06 P.M. The minutes of February 24 were amended as follows: Page 3, change Vice Chairman to Vice Chair; page 5, motion 1 should read 1/27/03. Phelps moved to approve the minutes as amended, and Rausch seconded. The motion carried.

Shanahan reported that a real estate agent recently complimented this Commission on its fair administration of the ordinances.

Milauckas read a notice that the recodification of the township ordinances has been shipped. New copies of the Zoning Ordinance were distributed to the Commissioners. SHANAHAN SAID HE WOULD FIND OUT WHEN THE TOWNSHIP BOARD WOULD SET A PUBLIC HEARING.

Milauckas reviewed Public Act 177 and the previous consideration of its applicability to this township. He referred to the letter dated November 25, 2002, from the township attorneys, which stated the opinion that Z.O.94-08 and its application in the Gingerman Woods development fulfill the requirements of this Act. Milauckas asked if the Commissioners wanted to make a resolution to the effect that they stand on that opinion. After some discussion, **OLENDORF MADE A MOTION TO ACCEPT THE RECOMMENDATIONS OF THE TOWNSHIP ATTORNEY AND ENCOURAGE CHAIRMAN MILAUCKAS TO SEND A COPY OF THE ATTORNEY'S LETTER DATED NOVEMBER 25, 2002, TO THE ALLEGAN COUNTY PLANNING COMMISSION, INDICATING THAT SAUGATUCK TOWNSHIP IS NOT REQUIRED TO COMPLY WITH P. A. 177.** Shanahan seconded and the motion carried unanimously.

Milauckas brought up proposed amendment Part II draft 4-16-02 and referred to the discussion in the minutes of January 27. He suggested that a plat map of the lots of record in R-3 might be needed. Consensus seemed to take shape on the idea of forming an overlay district from Lake Michigan to 250' east of the centerline of Lakeshore Drive, which would retain the 100' lot width and ½ acre lot size. The area from that boundary to the Interstate Highway might be rezoned to 40-55,000 s.f. lot size and 150' lot width, requiring open space preservation, changed to R-3 from A-2. Much of this area might be eligible for public water and sewer soon. The question remained about what to do with the sensitive R-3 area north of the city of Saugatuck. MILAUCKAS SAID HE WOULD ASK MARK SISSON TO CONSIDER THIS APPROACH TO R-3 ZONING AND ATTEND THE NEXT SPECIAL MEETING. There was consensus to table this discussion to a special meeting tentatively scheduled for April 14 or 21 when Sisson can attend.

The subject of the length of P. C. meetings was brought up, and Milauckas asked what the optimum time to end meetings would be. Ten or ten thirty was agreed upon. Milauckas reviewed the ending times of meetings during the past year, and only two went longer than 10:30 P.M. The amount of time spent on reviewing incomplete site plans was also discussed. It was decided that some time limit should be kept in mind for each applicant, and Commissioners should try harder to stick to the subject during these reviews.

Milauckas announced that Rausch has resigned the Vice Chair position, but she agrees to continue with the Goshorn Woods application, including the site condo portion. Milauckas made a motion to elect Phelps as Vice Chair for the three months remaining of the term. Smith seconded. Motion carried.

The meeting adjourned at 10:20 P.M. The next regular meeting is March 24 at 7:00 P.M.

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Betty A. White, Recording Secretary

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Lissa Smith, Secretary

### **MOTIONS**

1. Motion by Phelps/Rausch to approve minutes of February 24, 2003, as amended.
2. Motion by Olendorf/Shanahan to accept recommendation of township attorney that the township is not required to comply with P. A. 177, and to send letters to that effect to Allegan County P. C.
3. Motion by Milauckas/Smith to elect Phelps Vice Chair until new officers are elected in July.