

SAUGATUCK TOWNSHIP PLANNING COMMISSION

May 12, 2003

The Saugatuck Township Planning Commission held a special meeting on May 12, 2003, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

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

Absent: Darpel

Also present: Z. A. Ellingsen, Planner Sisson, and two observers from the general public.

Chairman Milauckas called the meeting to order at 7:00 P.M. Minutes from April 28 were tabled. Milauckas called for public comment, and Chris Gorgas and Rob Joon of Lighthouse Realty presented a plan and brief explanation of a possible project for the 8 1/2 acres at the corner of Blue Star and 64th, east of Spectators Restaurant, in the C-3 Mixed-use Overlay District. The plan showed a combination of commercial use along Blue Star, a strip mall in the middle, and apartments at the rear along 64th St. Gorgas stated that public utilities are available and the plan has been shown to Z. A. Ellingsen, Mgr. Quade, and Nelson of the Allegan County Road Commission. Suggestions included one driveway cut on Blue Star and realignment of 64th to its counterpart across Blue Star, where it's possible a traffic light might be installed. The Planning Commission reminded him that a SAU would be needed for a multi-tenant facility, 35% green space is required for a PUD, and adequate parking should be planned, but no more asphalt than is needed.

At 7:30 the meeting moved to the offices so as not to conflict with the Fire Board meeting, and Shanahan, who was not feeling well, left.

Milauckas introduced the subject of clear-cutting, and posed the question of how far the Planning Commission could go in controlling this activity without interfering with the rights of the property owners. He referred to a portion of the Village of Douglas Zoning Ordinance which deals with "Clearing of a Site," requiring any person (legal entity) to first receive a Zoning Permit, and defining "land clearing." The Commissioners had previously been given a sample "Tree Protection Ordinance," which includes injunction and penalty provisions, as well as provisions for clearing land for other than building purposes. Milauckas asked the Commissioners to compare these two approaches for future discussion.

Milauckas then opened a discussion on maximum exterior illumination, and consensus was that Burger King constituted overkill and standards are needed. Sisson said most parking lots have 1.5 – 2.5 foot-candles; 10 foot-candles would be very bright if not directed downward. **SISSON AGREED TO DO RESEARCH ON LIGHTING STANDARDS. OLENDORF WILL CHECK ON-LINE FOR "NIGHT SKIES."**

The Pump House Gym was brought up, and after the Commissioners checked the site plan, they decided that the building and lighting did not conform to the site plan. Milauckas asked to put this review on a future agenda and suggested to Ellingsen that he send the owners a letter. **RAUSCH WILL RESEARCH MINUTES.**

In continuing the discussion of residential rezoning: (1) R-3 lakeshore mapping of property lines was reviewed, (2) a southern boundary line for a possible R-3B zone, which could be like R-2 in density, just east of the R-3 lakeshore zone was proposed for either Wiley Road or the wash-out, since public water almost reaches the latter, (3) another denser zone was discussed for the area adjacent to Douglas, (4) multi-family of 3-4 or 5-6 was suggested as a way to have more green space, and (5) R-2 was suggested for the Denison property.

It was announced that May 27 is the next Tri-Community Master Plan meeting here and that community leaders from all three municipalities will receive a survey soon. There will also be a community-wide survey.

Meeting adjourned at 9:50 P. M. The next regular meeting is May 19 at 7:00 P.M. The next special meeting will be June 16 at 7:00 P.M. A joint meeting with the Township Board will be requested.

Betty A. White, Recording Secretary

Lissa Smith, Secretary