

SAUGATUCK TOWNSHIP PLANNING COMMISSION

December 15, 2003

The Saugatuck Township Planning Commission met on December 15, 2003, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Milauckas, Darpel, Olendorf, and Smith

Absent: Phelps, Rausch, and Shanahan

Also present: Planner Sisson, Laurie and Bob Collins, Harvey Bryant, and members of the general public.

Chairman Milauckas called the meeting to order at 7:00 P.M. He asked to add under "Other Business" an informal discussion on a Timberline mixed PUD and the Tri-Community Comprehensive Plan ongoing efforts. Milauckas asked if the October 20 minutes reflected any change after consulting the tape. Betty White, Recording Secretary for the 10/20/03 minutes, was not present and Milauckas asked to verify if White checked the meeting tape to resolve a question of comment. Darpel made a motion, and Olendorf seconded, to approve the minutes of November 24 as presented. The motion carried.

There being no general public comment, Milauckas introduced a SAU public hearing on a proposed dog daycare facility to be constructed on Laurie and Bob Collins property in the A-1 zone on 127th Ave. It was noted by the Chairman that letters were sent to property owners or occupants within 300 feet and publication occurred at the appropriate time. Secretary Smith read the notice published in the newspaper. Laurie Collins presented her plan to the council and audience. Darpel verified procedures to pick and deliver dogs, and that the facility would be situated upon 20 acres of land. Smith verified the waste created by 15 to 25 dogs would be composted based on Allegan Health Department John Johnson's recommendations. Milauckas read letter from Johnson approving a pump and haul facility for maintaining a restroom in the facility.

Milauckas asked if there were public comments, and Valli Virgo Caperton, 2666 60th, stated concern over traffic and potential impact on the rural area.

Mark Burdzinski, 6074 128th, asked what time the dogs go home. Milauckas stated if the application is approved, the hours of 7:00AM to 6:00PM as a condition of the application would be binding.

Ron Powers, 6058 127th, stated concern over blind areas in the road and speeds of traffic.

Perry Duncan, 6043 127th, stated he lives the closest and does not have any concerns.

There being no more public comment, Olendorf made a motion to close the public portion of the hearing, and Smith seconded. The motion carried.

Milauckas read a letter from Shawn Powers citing concerns over additional road traffic.

Milauckas referred to Article VI and Sec. 40-731, and introduced Planner Sisson who suggested a condition that would allow for flexibility of overnight stays under emergency situations. Board discussion ensued and conditions of approval were offered. Olendorf made a motion to approve the SAU for a dog day care facility for non overnight boarding with the following conditions:

- 1) Approval to be reviewed one year from now
- 2) Limit of 20 dogs on site at any one time

- 3) No more than 75% of dogs to be picked up and delivered by dog owner
- 4) Hours of operation would be 7AM to 6PM
- 5) 10% variance on all previous numerical conditions
- 6) Existing vegetation surrounding the facility necessary as a sound buffer to be maintained or enhanced
- 7) All representations in the application and 11/24/03 attachment are incorporated as conditions to the approval
- 8) Requirements included in the 12/2/03 letter from the Allegan County Health Department are incorporated as conditions of the approval

Smith seconded, and the roll call vote showed all members voting in favor of the SAU. Motion carried. The Commissioners reviewed the site plan according to Article IX. A motion was made by Olendorf to approve the site plan, with the condition that an acceptable waste plan for dog waste be approved by the Allegan County Health Department. Motion was seconded by Darpel. Carried 4-0.

The Commissioners allowed Harvey Bryant, co-owner of the Timberline Motel, time to have his engineer present a plan for a mixed use PUD that includes the existing motel and 26 SFR’s. Commissioners asked questions to determine potential density and made suggestions to comply with setback requirements.

Commissioners then turned to proposed amendments to the zoning ordinance text, and Sisson presented a re-draft of the text; Articles 1-9, noting several clarifications and added language to include consistencies with other articles. Members referred questions and general discussion ensued.

Proposed amendments to the zoning map; Articles 10 and 11, were discussed and Sisson handed out a list of alternatives (see attachment) available with regard to delineating the R3/R3B areas. Commissioners discussed alternatives and the possible need to hold an additional public hearing should they agree to proceed with any alternatives. Members agreed to continue discussion at the next meeting.

Milaukas announced the next Tri-Community meeting will be January 8th with an additional meeting scheduled on January 29th.

Meeting adjourned at 10:39 P.M. The next regular meeting is January 26 at 7:00 P.M.

Jane Wright, Acting Recording Secretary

Lissa Smith, Secretary

MOTIONS

- 1. Motion by Darpel/Olendorf to approve minutes of November 24.
- 2. Motion by Olendorf/Smith to close public portion of hearing on SAU for a dog day care facility.
- 3. Motion by Olendorf/Smith to approve SAU for a dog day care facility, with conditions. PASSED 4-0.
- 4. Motion by Olendorf/Darpel to approve site plan, with conditions. PASSED 4-0.

Attachment

**Saugatuck Township
Lakeshore Zoning Options**

ALTERNATIVE I

Carry through with re-zoning as originally proposed.

No additional public hearing is required.

ALTERNATIVE II

Carry through with re-zonings as proposed with the following exceptions:

- a) Exclude current proposed White Birch. That would remain R-3.
- b) Exclude entire 29 acres of current White Birch proposal. That would remain R-3.

No additional public hearing is required.

ALTERNATIVE III

Alternative II (a) or II (b) PLUS

- a) Include east 59.1 acres of White Birch property in R-1.
- b) Define the western extend of R-1 by physical feature. Balance would be R-3B.

Public hearing required.

ALTERNATIVE IV

Reduce the size of the R-1 area to include only the ¼ mile north and south of Wiley Rd. The remainder would stay A-2.

No public hearing required.

ALTERNATIVE V

Other possible combinations or derivatives of the above.