

SAUGATUCK TOWNSHIP PLANNING COMMISSION

March 22, 2004

The Saugatuck Township Planning Commission met on March 22, 2004, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Milauckas, Rausch and Smith

Absent: Olendorf, Phelps and Shanahan

Also present: Z. A. Ellingsen, Harvey Bryant and Jef Vos for Timberline, and a prospective member of the Commission, Dan Marczuk.

Chairman Milauckas called the meeting to order at 7:03 P.M. and noted that there was a quorum. The minutes of the February 23 meeting were amended to correct an omission in the last paragraph, page 1, "in R-1" in the amendment to the October 20 minutes. Rausch made a motion to approve the amended minutes and Darpel seconded. The motion carried.

After explaining that North Point Commercial Plaza was not ready for review, Milauckas invited Jef Vos to explain the changes to Timberline's proposed mixed use PUD, which had also been tabled from the previous meeting. Vos presented the revised plan, dated March 19, which included a tree inventory and a depiction of which ones will survive. (1) This plan shows the septic tank and drain field, which was proposed for the southwest corner, removed to where the reserve field was proposed, and the reserve field now in front of the motel. (2) Three streetlights are positioned at the corner and cul-de-sac. Milauckas asked if there could be one at the entrance on Blue Star, and Vos agreed. (3) Storm water catchment areas along the road are depicted, where the water can seep into the ground. (4) Manufactured modular building footprints have been changed to comply with the Ordinance, and elevations provided. (5) Green space calculation showed 72% of the 5.4 acres in the new development and 87% of the entire 12-acre PUD. (6) Tabulation of all trees on high ground included trees shown in the driveway area intended to be transplanted for screening elsewhere. (7) Fire hydrant was provided at the spot requested by the Fire Department. (8) Bryant agreed to create a split-rail fence across the boundary line with Myers' property, which Milauckas designated on the plan. (9) Indications of Master Deed provisions were provided. (10) An exemplary landscaping plan for one unit will be provided later.

Because the Commission had received the revised plan just before tonight's meeting, Rausch made a motion to table Timberline's PUD to April 7 at 6:30 P.M., just after the joint meeting with the township board. Smith seconded, and the motion carried.

Milauckas mentioned the letter from Atty Bultje, explaining that the P.C. does not have to hold another hearing because of the changes to the Zoning Ordinance amendments since the October 20 hearing. Sisson has made a new draft of the Zoning Ordinance Amendments, dated 3-22-04, to incorporate corrections; to show there are other restrictions on properties in the High Risk Erosion area, the Floodplain Overlay District and the Critical Sand Dune area; to take Critical Sand Dune areas out of R-3 because they are now in R-3B; to delete Sec. 6 and unnecessary; and to clarify setback from waterfronts.

Since there was some question as to whether the Planning Commission had authority to pass a motion concerning the amended Ordinance at the February 23 workshop meeting due to lack of public notice for that special meeting, Milauckas made a motion to rescind the action taken with regard to the Zoning Ordinance. Smith seconded and the motion carried unanimously.

Milauckas added that the P. C. was not obligated by the previous motion on February 23, and discussion followed about the map changes, bringing R-3B within 1/4 mile south of Wiley Road, but leaving a section of R-1 between Douglas Village limits and R-3B on either side of Wiley Road. Smith reiterated her objection to such a drastic change from A-2 to R-1, adding that R-3B would be a better transition. Milauckas pointed out that if someone decides to develop a large parcel along Wiley Road, he could request rezoning. Smith thought those Commissioners who are absent tonight would approve of R-3B there.

Rausch made a motion to recommend to the township board that they adopt draft 3-22-04 of the Zoning Ordinance Text and Map Amendment, with the map showing R-3B in all of the areas east and north of R-3 to the Douglas Village limits (eliminating R-1 in that area), feeling that R-3B will allow for flexibility in development, preserve green space, encourage development to utilize public utilities, and be consistent with the Comprehensive Plan, and with the deletion of Sec. 6. Smith supported the motion, and a roll call vote showed unanimous approval. Milauckas said he will call Atty Bultje to make sure that this change would not need another hearing.

Milauckas asked if anyone had received the postcard stating that the Tri-Community committee was sending out a survey, and a few said they had. It was pointed out that the card did not state the survey was being done by Saugatuck, Douglas and the Township.

Meeting adjourned at 9:25 P.M. The next meeting is a joint meeting with the Township Board at 5:00 P.M., followed by a brief meeting with Timberline at 6:30 P.M. The next regular meeting is April 26 at 7:00 P.M.

Betty A. White, Recording Secretary

Lissa Smith, Secretary

MOTIONS

1. Motion by Rausch/Darpel to approve amended minutes of February 23.
2. Motion by Rausch/Smith to table to April 7 the Timberline PUD preliminary plan.
3. Motion by Milauckas/Smith to rescind motion of February 23 adopting Zoning Ordinance Amendment draft 11-24-03.
4. Motion by Rausch/Smith to recommend to the Township Board adoption of Zoning Ordinance Text and Map Amendment draft 3-22-04 as revised at this meeting.