

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 23, 2004

The Saugatuck Township Planning Commission met on August 23, 2004, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Marczuk, Milauckas, Olendorf, Rausch and Shanahan

Absent: None

Also present: Steve Smit for Lighthouse Estates, Thom Carpenter and Dale Bauer for North Point Commercial Center, Z. A. Ellingsen, Joe Migas and members of the general public.

Chairman Milauckas called the meeting to order at 7:00 P.M. Rausch reported that Guy Darienzo of Pump House Gym had notified her that they were still working on their landscaped plans.

Milauckas made a motion to approve the minutes of July 26, Hanson seconded and the motion carried.

There being no general public comment, Milauckas invited Steve Smit of Focus Engineering to present the final PUD plan review for the site condo known as Lighthouse Estates at 63rd and 131st near Silver Lake. Referring to the plan dated August 23, 2004, Smit proceeded to review the memo from Planner Sisson dated August 20, emphasizing the fact that the PUD is for single-family residential use only in R-2 and that the Master Deed contains language clearly stating that the condo lots do not have access to Silver Lake. Smit said they were ready to start construction, which will be in one phase. He added that the developer agreed to non-motorized recreation restrictions in the open space, and any large structures related to other leisure activities would have to come before the Planning Commission. Item #5 on the memo should say “clear cutting within the ravine area, below the 615’ contour.” Darpel wanted language included in the Master Deed requiring foliage in the open space to remain.

The commissioners examined the plan in light of Sec. 40-779, 40-780c of the PUD Ordinance and Sec. 40-936—40-940 of the Site Condo Ordinance. Smit said they had no street lighting plan. There being no questions, Olendorf made a motion to simultaneously approve the final site condo and PUD plan dated August 23 with the conditions that the Master Deed require non-motorized passive leisure activities only in the open space, that the Master Deed contain language clearly requiring preservation of the open space, and that the Master Deed state that the condo lots have no access to Silver Lake. The approval reflects the “Statement of Purpose” of the Rural Open Space Ordinance Sec. 40-181 and PUD Sec. 40-780(b). Shanahan seconded. The motion was amended to state that the plan meets the requirements of Articles 8 and 13 and to include the conditions that the Master Deed state that any large scale developments for sports in the open space be brought before the Planning Commission and that any grading below the 615’ contour be prohibited from removing live trees except for trail development and for drainage purposes. Rausch seconded the amended motion. A roll call vote showed unanimous approval.

Milauckas brought the North Point Commercial Center’s final site plan review before the commission and mentioned that there is a memo from Sisson dated August 20 and a landscape maintenance agreement dated August 19 from the applicant. Carpenter said the final plan dated August 13 designated existing trees, and the landscape plan had the same date. MDOT’s authority does not extend

this far down Blue Star Hwy., but he anticipates approval of the tapers by the Allegan Road Commission. A lighting plan is submitted and Bauer said the height of the rear pole would be 14' with a downward directed light in deference to the residence nearby. Carpenter explained the drainage system for storm water, which includes trenches with perforated piping. He said he thought Sisson only saw the leaching basins on the plans. He questioned Sisson's idea of providing a 2' wide landscaped area separating parking spaces as impractical. Bauer described the exterior fronts and elevations of the pre-engineered steel buildings. He said they had the same look as the original elevations submitted with the two-building plan. Some thought it would have to be more creative.

Milauckas questioned the entrance drive on the south end of the property and elimination of some large trees. Carpenter explained the drive on the south made for less sharp turns for trucks. The trenches for drainage would prevent retaining the trees in the middle of the parking lot. Milauckas pointed out that the trees on the east property line are scrub trees and suggested returning to the original landscape plan of 7/21 of placing a screen of 5' evergreens. Darpel was concerned about the lighting fixtures and was told the wall packs would be more downward directed than the motel's, and the shoe box on the poles would be 150W each bulb. Bauer said the front pole would be 20' high. Darpel thought more lights of lower power was preferable esthetically.

Rausch made a motion to table the North Point plan to the Sept. 27 meeting until the following can be submitted: (1) a more specific lighting plan with illumination patterns and candle power; (2) options for a more creative storefront design; (3) an entrance driveway from Blue Star positioned to save trees and not so close to township hall's line; (4) the rear property line landscaping be according to the 7/21 plan; and (5) a 4-5' strip of landscaping be placed in front of the building as per Sisson's memo. Darpel seconded and the motion carried. Milauckas said there would have to be communication with Sisson as to whether these requests are possible in time for his information to be accessible to the applicant so he can make the changes in time for the next meeting.

During the brief recess at 9:55 Rausch and Shanahan left the meeting. Way Point Homes was postponed to the next meeting, and Olendorf took the chair as Milauckas recused himself because of his relationship to the next applicant, Joe Migas. The latter showed his plans for a preliminary discussion of a proposed nine-hole par three golf course on 18 acres on Wiley Road west of Blue Star. His aerial plan showed the restaurant and motel and lots along Wiley Road. Olendorf asked how this plan was different from the earlier plan for a driving range, and Migas said there would not be so many balls going all over the place. Ellingsen pointed out that this area has been rezoned R-3B, lots would be smaller than in A-2 as it was formerly zoned, public water is available, and it would now be more conducive to residential development. Migas said he would build a pro-shop where he would live. Olendorf reminded him that there were several objections to the driving range plan, and he would be inclined to hear from the neighbors on this plan. He encouraged Migas to develop the property residentially.

Milauckas resumed the chair and reminded the commissioners of the upcoming meetings concerning the Tri-Community Plan as listed on the agenda, including the Sept 1, 6:00 P.M. meeting at the township hall.

Milauckas stated that Ellingsen has written responses to Ms. Yaksic and Chris Wentzel on the home occupation issues to the effect that he cannot deny an accessory building, if it does not comprise more

that 10% of the parcel, and there is no limit on the number of driveways. Therefore, time will tell if the neighbors of Cappelletti complain that he is selling from the accessory building. He has no home occupation status now. Milauckas wondered if the Planner could advise the Commission on if or how it could control the number of driveways and accessory buildings.

Milauckas announced planning seminars, two of which occur August 30 at the high school library at 3:00 and 6:00 P.M. He also reported that the Exit 34 proposed truck stop group has been advised by the court that they must exhaust local possibilities of use variance or rezoning requests. Ravines is now excavating the final phase, which is actually Phase 3, not Phase 4 as it was called at the last meeting. Copies of the January 22, 2001, minutes were circulated, in which there was some concern about additional road outlets. There is a question as to whether Ravines has received all the necessary approvals from the township to continue into this final phase, but Ellingsen said they are aware they must come back for a PUD approval. The letters from Bultje about private roads were discussed to some extent. Again it was pointed out that developers are still bringing the "final plan" to the meeting rather than making it available ten days ahead of time. Quade's copies of non-motorized trails for the township were distributed.

Meeting adjourned at 11:00 P.M. The next regular meeting is September 27 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Hanson to approve minutes of July 26.
2. Motion by Olendorf/Shanahan, amended /Rausch, to approve the Lighthouse Estates PUD site condo final review with conditions.
3. Motion by Rausch/Darpel to table the final plan for North Point Commercial Center to next meeting for additional adjustments, if possible.