

SAUGATUCK TOWNSHIP PLANNING COMMISSION

November 22, 2004

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

Present: Darpel, Hanson, Marczuk, Olendorf and Rausch

Absent: Milauckas and Jarzembowski

In the absence of Chairman Milauckas, Vice Chair Olendorf called the meeting to order at 7:35 P.M. Rausch made a motion to accept the agenda, Darpel seconded and the motion carried. Olendorf made a motion to table the October 25 minutes until Atty Donnell has reviewed them for accuracy. Marczuk supported, and the motion carried. The October 28 minutes were not on the agenda.

Olendorf brought up the Lighthouse PUD at 131st Ave. and 63rd St. and the issue of extensive clear-cutting for an entrance roadway. Darpel has reviewed the tape of the meeting on August 23rd when final approval was given and determined that the lengthy discussion on how to word the approval and reference to open space preservation was not reflected in the minutes. Darpel said Milauckas had suggested "the Master Deed contain language that incorporated the spirit of the Open Space Ordinance." Hanson made a motion to amend the August 23rd minutes on page 1, paragraph 2, after the body of the original motion and before "Shanahan seconded," by adding the following: "The approval reflects the "Statement of Purpose" of the Rural Open Space Ordinance Sec. 40-181 and PUD Sec. 40-780 (b)." Marczuk seconded, and the motion carried.

There being no audience, there was no public comment. However, Olendorf read a letter from Kathleen Byrne, Blue Skies Nursery on Blue Star Highway, which requested refund of \$8000 for the paved bike-walk path the Planning Commission asked her to put in along Blue Star when she applied in Feb., 2001, to build her nursery. She pointed out that other businesses along Blue Star have no bike path, and hers "goes nowhere." Marczuk made a motion to table the issue until the Commissioners have more information. Darpel seconded and the motion carried.

The Commission then turned to the Comprehensive Plan, and Rausch said she thought all the mistakes had been changed. Darpel brought up the change in terms to "rural residential" instead of "agricultural residential" and said he thought the survey showed people still wanted agriculture included. Hanson pointed out that the zoning map still shows "agricultural zones," and Olendorf brought up the Right to Farm Act. After some discussion, Darpel made a motion to accept the draft of the Comprehensive Plan based on the changes made and to present it to the Township Board. Rausch seconded and the motion carried.

Olendorf directed attention to the proposed Zoning Ordinance Amendments provided by Planner Sisson (9/04) and asked for any other concerns needing to be addressed.

1. Hanson questioned whether the Planning Commission had the right to control building facades (Sec. 40-481), and wondered at the statement "the entire site should have an overall pleasing effect with the structures blending and fading into the environment." He thought what was pleasing to one might not be to another. Darpel explained what had been done in Fennville and said he thought style should be controlled because there is a lot of empty property to be developed in the township. Darpel also thought more extensive landscaping and proper setbacks could do a lot to improve the looks of buildings. Hanson suggested the Commissioners come

up with ideas they think should be implemented, and ask community members, such as architects, designers, property owners, builders, to help put this together. Olendorf suggested historical commissions. Darpel thought there was a lot of help in design standard language available in the planning profession. Hanson did not think the supplied text would help.

- 2. Marczuk thought sidewalks would be helpful, but the problem of maintenance came up.
- 3. Hanson brought up accessory buildings and home occupations regarding driveway cuts and rules on the percentage of property devoted to “storage” buildings.
- 4. Commissioners did not have copies of the Tree Protection Ordinance sample.
- 5. Private roads were another concern.
- 6. Landscaping materials Sec. 40-376 and landscaping standards Sec. 40-876 were discussed.
- 7. Olendorf had a concern about there not being a driveway width or road frontage requirement especially for flag lots on the lake shore.
- 8. Olendorf said Dayle Harrison had asked the P. C. to pursue a dune overlay district and clarify clearing for a “filtered view” in the Natural River Overlay District Sec. 40-591 c 10. Darpel suggested having a DNR representative address the P. C. on the subject. Requiring the developer to Contract with a tree service was also discussed.

Meeting adjourned at 9:00 P.M. The town meeting on the Comprehensive Plan will be Dec. 7 at 7:00 P.M. at the high school. The next regular meeting of the Planning Commission is December 15 at 7:00 P.M. at St. Peter’s Hall in Douglas.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

- 1. Motion by Rausch/Darpel to accept agenda.
- 2. Motion by Olendorf/Marczuk to table October 25 minutes for review by Atty Donnell.
- 3. Motion by Hanson/Marczuk to amend August 23 minutes to better reflect language referring to Rural Open Space Ordinance and PUD requirements regarding open space.
- 4. Motion by Darpel/Rausch to accept draft of Comprehensive Plan and present it to Township Board.