

SAUGATUCK TOWNSHIP PLANNING COMMISSION

January 25, 2006

The Saugatuck Township Planning Commission held a workshop meeting on January 25, 2006, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Jarzembowski and Olendorf

Absent: Marczuk, Milauckas and Rausch

Also present: Members of the general public

Chairman Hanson called the workshop meeting to order at 7:00 P.M. and asked if there were public comment. Larry Sybersma, 4656 66th St., said he was interested in Janotta's property which is under consideration for rezoning and said he would like to see the zoning remain as is. He said he had a good deal of experience in developing large tracts of land and he had some ideas for this property.

Hanson read Linda Salisbury's letter of January 23 regarding some incorrect statements in the November 28, 2005, minutes. It was agreed that the minutes should be amended to reflect the following corrections: Page 2, the top paragraph, should read "Salisbury presented a map of the entire 500-600 acre area showing the numbers of developments on a dead-end road, containing 165-180 houses, the majority of which were constructed before the year 2005. In opposition to Atty Bultje's assumption in his memo, she said there was no development approved since 2005. Lighthouse Point was approved in 2004." . . . and added to the end of the last sentence, "until the Commission has studied and resolved this emergency access issue." Olendorf made a motion to amend the minutes of November 28, 2005, as aforementioned. Darpel seconded and the motion carried.

Hanson directed the Commissioners to the proposed Zoning Amendments, saying Atty Bultje had made mostly changes in "form," but in a few instances "substance" may have changed.

Signs: Sec. 6 (c) (3) "notwithstanding" was removed. Hanson said where there is no business sign on a piece of property for sale, it has seemingly been the custom that the real estate people feel they can build a 32 s.f. for sale sign on that property, and he still wanted the language "notwithstanding whether any other sign is or is not located on the property, no real estate for sale, sold or for rent Sign posted on a Parcel may be erected that exceeds six square feet in area." Darpel advised working with the definition of "business signs." It was suggested that the Zoning Administrator could send letters to the local realtors to advise them of the limitations of the Zoning Ordinance. Sec 1 (2) would be amended to end the third line with "legally registered with the State at the location" instead of "conducted."

Private Roads: Subsection (b) in the middle of the paragraph beginning with "In the interests of environmental protection". . . the Zoning Administrator "encourages the preservation of significant unique and/or mature vegetation. The Zoning Administrator, upon the finding of significant unique and/or mature vegetation, may require . . ." etc. The commissioners agreed they wanted this to be educational for developers.

(e) Second Means of Access—Hanson explained Milauckas' questions about the trigger for the requirements. The Commissioners agreed to change 50 to 30 in the first sentence to reflect the adoption of IFC2000, adding at the end of that sentence "according to fire authority standards." They also decided to add to the beginning of

the second sentence “If a Private Road or interconnected Private Road system serves more than 50 Dwelling Units, the Planning Commission may also require two or more means of access . . .”

Accessory Dwelling Units: Sec. 40-631 (7) (b) toward the end of the subsection where it deals with having frontage on Blue Star Highway and M-89, should be changed to substitute “or” for “and.” At the end of (8) introductory paragraph, delete portion in parentheses.

Tree Preservation: Sec. 40-1113 (a) (1) Hanson explained that Milauckas was concerned that the right-of-way is not protected with this change made by Bultje, whereas Sisson advised that the township did not have the authority to control cutting in the right-of-way. There was some discussion of returning to the original language. However, Salisbury offered a good example of a potential law suit which seemed to explain why Bultje changed the language.

Outdoor Lighting Standards: Sec. 40-649 (e) (1) and (2) The word “luminaires” should be substituted for “luminaries.”

R-4 Lakeshore Open Space Zoned District: Sec. 21 should be deleted as redundant because that provision appears in Sec. 40-352.

Sec. 35 rezoning of areas near Exit 41 in C-3 will be reworded, according to Hanson, to omit the Janotta property. Hanson was not sure whether Sec. 36 would have to be reworded also.

Olendorf made a motion to approve the proposed Zoning Ordinance Amendments Sections 1-38 and the Appendix with the following changes: (1) amendments to Signs to clarify real estate signs, (2) amendments to Private Roads regarding road width requirements and ingress/egress, (3) amendments to Accessory Dwelling Units to correct Sec. 8, (4) amendments to Outdoor Lighting to correct spelling, (5) amendments to R-4 Lakeshore Open Space to delete Sec. 21 as redundant, and (6) amendments to Sec. 35 and Sec. 36 to eliminate portion relating to the rezoning of Janotta property. Jarzembowski seconded and a roll call vote revealed unanimous approval.

Hanson discussed the next steps and said he would distribute packets to the township board and make the Planning Commission available to discuss them with the township board.

Meeting adjourned at 9:00 P.M. The regular meeting is February 27 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Olendorf/Jarzembowski to approve the proposed Zoning Ordinance Amendments with the changes made this evening.