

SAUGATUCK TOWNSHIP PLANNING COMMISSION

April 13, 2006

The Saugatuck Township Planning Commission held a workshop meeting on April 13, 2006, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Hanson, Jarzembowski, Milauckas, Olendorf and Rausch
Absent: Darpel and Marczuk
Also present: None

Chairman Hanson called the meeting to order at 7:04 P.M. The meeting consisted of an additional review of the proposed amendments to the Zoning Ordinance vis a vis the letter to the township board from Z. A. Ellingsen of March 24. However, the first decision was how to prioritize which amendments were most needed now, what order to set them for review by the township board, and which might come back to the Planning Commission and thus need to be reviewed early by the township board. Therefore, before considering Ellingsen's letter, the Planning Commission set the following order:

1. Tree Preservation, Sec. 17
2. Landscaping, Parking and Access Management, Secs. 29-34
3. Neighbor Notification of Site Plan Reviews, Sec. 28
4. R-4 Lakeshore Open Space Zoning District, Secs. 19-21
5. Signs, Secs. 1-12
6. Private Roads, Sec. 13
7. Accessory Buildings and Accessory Dwelling Units, Secs. 14-16
8. Outdoor Lighting, Sec. 18
9. Building Design Standards, Secs. 22-27
10. Rezoning of C-3 at Exit 41, Secs. 35 and 36
11. Appendix A revision for R-4 and R-3B, Sec. 37.

Olendorf made a motion to accept this rank ordering of the proposed amendments and Rausch seconded. The motion carried.

The Planning Commission then proceeded to examine Ellingsen's letter and the proposed amendments in the order found there: **Signs:** Hanson disagreed with Ellingsen's statement that the temporary sign regulation would greatly affect the seasonal fruit markets. He added that portable signs in place now are in violation of the present ordinance. Milauckas said that if a sign is legal today, it will still be ~~legal~~ ALLOWED. Hanson did not think Ellingsen would have to inspect every sign as a result of Sec. 40-634(k), only if they fell down, and he referred to Sec. 40-1011 of the Zoning Ordinance.

Private Roads: Hanson said he did not agree with Ellingsen's assessment of the proposed amendments, that he would not have to be an expert in tree identification, and that ~~construction specifications for roads~~ PRIVATE ROAD PERMIT REQUIREMENTS have not changed. He said the changes involve limiting the swath of clear cutting for roads to save mature trees and the emergency access requirements.

Accessory Dwelling Units, Accessory Buildings & Garages: Hanson said the statement "If a homeowner wishes to add a private garage, attached or detached, of over 100 square feet, a Special Approval Use Permit through the Planning Commission is necessary" is incorrect. Olendorf thought "band aid" legislation could

take care of the conflict between this ordinance and Sec. 40-632, regarding two dwellings on one parcel. The proposed amendments might require more work from the Zoning Administrator, but the Commissioners did not think they were confusing. Olendorf said the idea of accessory dwelling units is a characteristic of the Saugatuck-Douglas area and it works well.

R-4 Lakeshore Open Space Zoning: Olendorf said he thought the Planning Commission was on solid ground proposing this zoning after conversations with the property owners, and Milauckas said he thought the township board should be urged to pass this amendment if they think it is in the community's interest. Problems could be ironed out later. Hanson pointed out that the setback from the Lagoon has been contested by Deam. When docks and marinas were brought up as disallowed in Appendix A for R-4, Hanson said he understood that "Use" when capitalized, as used in the Ordinance, referred to commercial use, not a dock connected with a house. Milauckas added that the home owners' association for a development in R-4 should probably be allowed a marina where Broward Marine was. This seemed to need clarification.

The Planning Commission did not seem to feel the comments on the other sections of proposed amendments needed discussion.

Hanson said he had received a letter from Phil Quade wanting to know how much should be budgeted for the Planning Commission's normal year and how much to do Blue Star rezoning to make it conform to the Tri-Community Plan. Hanson said ~~he told Quade~~ he didn't think the Planning Commission should begin such a big project on this budget.

The meeting adjourned at 9:30 P.M. The next regular meeting is April 24 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Olendorf/Rausch to accept P.C.'s ranking of proposed amendments for the township board's review.