

SAUGATUCK TOWNSHIP PLANNING COMMISSION

May 2, 2006

The Saugatuck Township Planning Commission met in special session on May 2, 2006, at the Saugatuck High School in the Media Center.

Present: Hanson, Jarzembowksi, Marczuk, Milauckas, Darpel, and Rausch.

Absent: Olendorf.

Also present: Planner Sisson, DeRose of Nederveld Engineering, Lechler, Oyler and Gorgas of the Goshorn Woods.

Chairman Hanson called the meeting to order at 7:09 P.M. A review of the agenda added three items to 'Other Business'. The minutes of April 24, 2006 will be reviewed at the regular meeting on May 22, 2006.

Being no public comment, the P.U.D. Goshorn Woods was called to order. Milauckas was recused as an adjoining property owner.

Presentation by DeRose of Nederveld Engineering was made. Questions were asked by Hanson about the tree plantings; Sission about the planting of Joe-Pye Weed and pine trees. The plan the west of the entrance would be filled with trees as a screening to the development. Gorgas gave his word that the trees would be placed as requested.

Sisson discussed the fire access route now noted at 16' and Fire Chief Blok recommended 20'. Hanson read letter from Mr. Blok which stated that because the developers were putting in a divided entrance road, 16' would suffice. Gorgas gave his commitment that by the end of 2007, a continuous evergreen buffer would be planted at the entrance on 135th Ave.

The road bed was discussed. See cross section on 4/17/06 final P.U.D. plan.

Sisson requested clarification on the 'phasing' section of the Supplemental P.U.D. Information packet. This is considered a ten year project. One 'townhouse' unit of four dwellings and one 'villa' unit of four dwellings will be built first. Sequential units will be built as the dwellings are sold.

Gorgas stated that all roads and alleys will have a base coat of asphalt at the same time, and will be finished with second coat when more units were built.

Sisson's recommendations were discussed. All items were covered by questions, discussions, and decisions.

Article VIII Planned Unit Development; Section 40-779 General Standards was reviewed. There was no discussion. Darpel moved to approve the Final Plans dated 4/17/06 and the Supplemental, dated 4/18/06 for Goshorn Woods P.U.D. Rausch Seconded. Chair Hanson called for a role call vote. All Commissioners voted for the project.

Continuing on to the ‘Other’ Agenda items: A discussion about Gorgas property on Blue Star and 64th Street was held. Gorgas presented a long range plan to add a stoplight at Blue Star and 64th Street by the Allegan County Road Commission, and perhaps the redirection of 64th Street as it enters the Blue Star Highway.

Sisson stated that there was a possibility that a public hearing would be held including all property owners from 64th Street to the Expressway.

Mr. Oyler as a Zoning Board of Appeals member presented a scenario of a corner lot owner wanting to split that property. And because the Right of Way would be deducted twice, the corner lot would be unbuildable. He suggested solutions to the Commissioners, 1) applicant could use one ROW, instead of both, or 2) the Planning Commission would allow the owner to back out one side, citing ‘unreasonable hardship’.

Discussion with Sisson about the idea of a ‘sub-committee’ of Commissioners to review plans before they were presented for approval at a regular meeting of Planning and Zoning Commission. Mark will send information to Hanson about the three Townships that are now using this method.

John Johnson, Allegan Co. Health Dept., called Darpel about attending a regular meeting concerning the Palazzolo expansion. He was present at the April 24th meeting, misunderstood the agenda and left early. He will write a letter about the septic system for the Palazzolo expansion. Hanson had also talked with Mr. Johnson.

Marczuk talked about the idea of sharing driveways, and wondered if it could be a condition to new projects. Discussion ensued with no decision.

A letter from John Huyge, about the Palazzolo expansion was presented. Discussion followed.

The meeting adjourned at 9:18 p.m.

Sandy Rausch, Secretary