

SAUGATUCK TOWNSHIP PLANNING COMMISSION

May 22, 2006

The Saugatuck Township Planning Commission met on May 22, 2006, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Marczuk, Olendorf and Rausch

Absent: Jarzembowski and Milauckas

Also present: Planner Sisson; Tom Miedema, Diane Durian and Richard Bale for Saugatuck RV Resort; Clair VanderZwaag, Clare Ray and Pat Paquette for Spectators; and members of the general public.

Chairman Hanson called the meeting to order at 7:07 P.M. and called for public comment. Linda Salisbury, 6364 Silver Lake Dr., brought several items to the attention of the P. C. regarding the Indian Point development which she thought violated the resolution signed by the P. C. (1) Sec. 3(A) of the resolution: Development will be exactly the same as the site plan as approved, but as advertised for sale it does not comply with the plan, lot numbers different, boundaries, open space references are different, so it should go back to preliminary plan stage. (2) Same for Sec. 3(B) the number of units has been changed. (3) Sec. 3(E) There has been no special assessment agreement for public water and sewer. (4) The cleared portion of Red Oak Drive is in excess of 40 feet and road permit not issued until May 18 and may not have been issued to the owner of the property. (5) To Salisbury's knowledge, Muusse has not purchased the property. (6) No written acceptance of conditions per Sec. 3(O). (7) Sec. 3(Q) Road guarantee was not in place before the trees began coming down, and it may not be acceptable because it only requires repair after completion of project which could take 10 years and only on part of Silver Lake Drive. (8) Sec. 3(R) and (S), No easements or approvals on second access for Fire Department. (9) Sec. 3(T) and (U) No new documents.

Hanson said it was difficult to respond to all these issues since the Zoning Administrator is not present. As far as the road agreement goes, he said, the township attorney wrote it and it meets the legal requirements. There was further discussion about lots in Parcel A perhaps being those advertised by a realtor. Hanson read from a letter dated May 22 from Z. A. Ellingsen which said the road guarantee and \$10,000 check were secured May 18 and an on site inspection verified that the tree cutting crew were only cutting a 40-foot swath. Salisbury said three people measured and it was in excess of 60 feet, and she still did not understand how permits can be issued to a person (Muusse) who does not own the property. A letter from Frank Kelly, 6360 Silver Lake Dr., was also mentioned. There was further discussion about what "development" meant as far as the road agreement went. Hanson said he would continue to investigate.

Darpel made a motion, seconded by Marczuk, to approve the April 24 minutes as amended as follows: Page 4, second paragraph, last line after "levels" insert "on the Blue Star;" and page 5, large paragraph (1) add "and no more building expansion can take place" and (2) That the resultant building be as pictured "in the west elevation shown at the April 24 meeting" to replace "on the plan." The motion carried.

Marczuk made a motion, seconded by Rausch, to approve the May 2 minutes as amended as follows: spelling of Nederveld, Darpel, Gorgas and Huyge throughout, Joe Pye weed on page 1, paragraph 3, along with "planting" instead of "planning" in the second line; paragraph 4 delete "for" from last sentence;

paragraph 7, insert “of asphalt” after “base coat;” delete parenthetical question paragraph 9; and replace parenthetical question page 2 paragraph 4 with “Allegan County Health Department.” The motion carried.

Hanson announced that Manlius is going to update its revised land use plan. He also read a letter dated May 2 from John Johnson, Allegan County Health Department, regarding the sewage system at Palazzolo’s, which stated that any additional employees or shifts should make it necessary to meter the effluent prior to any approval by the Planning Commission. Hanson said he did not think Johnson knew whether or not Palazzolo’s septic system was already strained. Darpel said the P. C. approval of Palazzolo’s expansion was based on the Health Department’s approval of the septic system, and he wondered who would monitor the system, the neighbors? He added that there are too many “borderline” approvals, like Indian Point, which may come back to the P. C. Hanson said he would write a letter to Palazzolo (including a copy of Johnson’s latest letter), with a copy to Ellingsen.

Hanson also provided copies of a letter from John Huyge about the process in approving Palazzolo’s expansion and his answer to same.

Hanson opened the public hearing on a request by Miedema Metal Buildings Systems as agent for Saugatuck RV Resort Park at 6473 BlueStar Hwy. to erect a 5000 s.f. assembly building in the R-1 zone to be used by members of the Condominium Association for recreational purposes, existing bathrooms to be replaced by those in the proposed building. This application must comply with Sec. 40-227(10) and standards in Sec. 40-737. Secretary Rausch read the notice published in the newspaper and Tom Miedema displayed the plans and showed an artist’s rendering of the building. Appearing on the plans were the terms “convertible,” meaning the use can change, and “expandable,” meaning the parcel may lie outside the park area, according to Sisson. Marczuk asked what color the building would be and was told “tan, with a sage-colored roof.” The trees have been removed from the footprint area for the building.

When Hanson opened the hearing for public comment, Rev. DeWitt, 1353 Natchez, Holland, gave a brief history of the former KOA campground, which now has “park models” used mostly in the summer. He said the former community building was torn down. Diane Durian, 501 Gingham, Portage, president of the association, said the building cannot be rented out. She added that the landscaping will be redone. Richard Bale, 480 Amity Ln., Douglas, manager, said they considered moving the former building, and they only took down four trees on the only site where this building could go. When Sisson asked about parking, he was told that it was gravel and basically flat, that there was no drainage problem, but if one occurred there was a site where run-off could be piped. There will be lighting over the doors of the building, which will be only 11 feet high.

Letters from Z. A. Ellingsen and Fire Inspector Greg Janik, both dated May 19, were discussed. This building would not be for public use, nor for individuals to hold wedding receptions or private parties, according to Durian. Most residents would simply walk to the assembly building for activities, so large parking areas would not be necessary. The easements for Fire Department access are there, and the P. C. has no authority to provide fire hydrants, Hanson maintained. As far as the KnoxBox suggestion went, Fire Chief Blok already has the card for entry, and Bale said Blok himself told him they didn’t need hydrants; the department would take water from the lake.

There being no objections to the application and no further public comment, Olendorf made a motion to close the public portion of the hearing. Rausch seconded and the motion carried.

The Planning Commission reviewed Secs. 40-737 and 40-813 for the site plan. Hanson made a motion to approve the SAU and the site plan for the assembly building on the Saugatuck RV Resort Condo Association with the following conditions: (1) That the building be used only by owners for gatherings and recreation, not for private parties; (2) That the current park external refuse area be used for this building, no new refuse area be created; (3) That lighting conform to the requirements of the new Lighting Ordinance; (4) That this approval is only for this building and not for any future pool; and (5) That the applicant show the Fire Department the emergency access points and reach an agreement to satisfy the concerns expressed in Fire Inspector Janik's letter of May 19. Rausch seconded and the motion carried.

Clair VanderZwaag presented the patio and landscaping plan for Spectators Restaurant and explained that the two speakers would be aimed at 64th St. and Blue Star Hwy. where there are no residences, and the sound would be deadened by plantings surrounding the patio and a berm with trees to prevent back-feed. The patio would be open during daylight hours only, according to Paquette. Letters from former owners verified that the two drives from 64th St. were already there. The P. C. recommended marking the drives with arrows showing ingress and egress for the delivery trucks.

Olendorf made a motion, supported by Rausch, that Spectators has satisfied the conditions set by the Planning Commission regarding the landscaping and noise abatement. The motion carried. The applicants were asked to provide a copy of the drawing to Z. A. Ellingsen.

Hanson stated that the township board approved all the Zoning Amendments proposed, except for Accessory Buildings and Accessory Dwelling Units. He said the Planning Commission could split Secs. 14 and 15 from Sec. 16 (ADU) and send them both back to the township board, or only send Secs. 14 and 15 back and try to rewrite Sec. 16 to make it more enforceable. Marczuk made a motion to table the amendments. Darpel seconded and the motion carried.

The meeting adjourned at 10:17 P. M. The next regular meeting is June 26 at 7:00 P. M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Darpel/Marczuk to approve amended minutes of April 24.
2. Motion by Marczuk/Rausch to approve amended minutes of May 2.
3. Motion by Olendorf/Rausch to close public hearing on Saugatuck RV Resort application for assembly building.
4. Motion by Hanson/Rausch to approve SAU and site plan for Saugatuck RV Resort assembly building with conditions.
5. Motion by Olendorf/Rausch that Spectators has satisfied P. C. conditions.
6. Motion by Marczuk/Darpel to table the amendments Sec. 14, 15 and 16.