

SAUGATUCK TOWNSHIP PLANNING COMMISSION

June 26, 2006

The Saugatuck Township Planning Commission met on June 26, 2006, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Milauckas, Olendorf and Rausch

Absent: Jarzembowski and Marczuk

Also present: Z. A. Ellingsen, Planner Sisson, Pete Palazzolo, Howard Bouwens, Jr. and members of the general public.

Chairman Hanson called the meeting to order at 7:05 P.M.. Rausch made a motion to approve the minutes of May 22, Darpel seconded and the motion carried.

During the public comment portion, Larry ~~Sibersma~~ SYBESMA, who owns 37 acres near the #41 Interchange, said he would like to build a home improvement store and storage building on the northwest corner of the property with access from Blue Star where 64th Street dead-ends, and he wondered if there were size limitations. He added that Bill Nelson of the Road Commission has concurred on the access. A discussion of future reconfigurations of intersections on Blue Star ensued, and Milauckas suggested these possible changes should be considered before ~~Sibersma~~ SYBESMA made final plans for his property.

Hanson reminded the P. C. that SAU was granted Pete Palazzolo in April with the condition that there was to be one driveway, and he referred to Nederveld's drawing of a 60-foot wide drive which the Road Commission has approved. He said Palazzolo had asked him if this was really what the P. C. wanted, considering the landscape requirements. Milauckas said the idea was to conform to the commercial/industrial requirements for driveway cuts. After some discussion, the P. C. decided the condition stands, and Palazzolo promised to come back with a landscaping plan for the wider drive.

Hanson opened the public hearing on a request by Howard Bouwens, Jr. for SAU for outdoor boat sales at 365 Maple Street, the former Onken building, which backs up to Blue Star Hwy. Secretary Rausch read the notice published in the newspaper. Hanson announced that he saw no reason to recuse himself, even though he has done business with Onken and his HANSON'S sister, A REALTOR ~~sold~~ REPRESENTED THE SELLER OF the building WHEN IT WAS SOLD to the current owner. The other commissioners concurred, AFTER MILAUCKAS ASKED HANSON IF HE HAD ANY FINANCIAL INTEREST IN THE BUSINESS THAT WILL USE THE SAU, AND HANSON INDICATED HE DID NOT.

Hanson asked how the boats get to the proposed display pads on the Blue Star side of the building, since there is no access from Blue Star. Bouwens said they would be driven in through the south side of the property. In the discussion, it was brought out that Bouwens was getting AN SAU for a prospective tenant to sell high end power boats. A concern

was expressed about maneuvering them to these three pads. Hanson asked if boats would also be displayed in the parking lot on Maple Street, and Bouwens said he did not anticipate that. Milauckas asked what the 2904 s.f. building would be used for, if another tenant would use it. Bouwens said 900 s.f. is office space, and the rest of the warehouse area might be used to install marine electronics. He added that would be the justification for involving another tenant. Milauckas asked if there might be a second tenant who had no connection to boat sales, would the SAU remain in effect, and Sisson suggested making a stipulation to that effect. Olendorf asked what the lighting would be, and Bouwens said there would probably be small spot lights on the ground illuminating the hull. It was suggested that he consult the Lighting Ordinance. The pond and pilings pictured on the drawing were discussed, and Rausch said she liked the fact that the pilings eliminated the possibility of access from Blue Star since that was one of the limitations set on Onken.

At 8:10, Hanson opened the hearing to public comment, and Ron Van Wieren, 445 S. Maple, the neighbor to the south, said Onken told him he would get rid of the two driveways and put up a barrier between the two properties, but he never did. Van Wieren said he had about 20 feet of trees on his property up front along the road, but there were 60 feet open. He also asked if hours of operation would be the same as those of the three businesses there now, 8 to 5 five days a week, and Bouwens said he expected they would. That was questioned, however, because of the nature of the proposed business.

John Dyer, 1034 State St., across the street, asked if they would be selling air boats, and was told No. He wondered what kind of service would be going on because he was concerned about noise, and Bouwens said he did not want to see a repair business there. He added that the clientele who would buy the kind of sport boat for sale would not be in the market for the noisy cigarette boats. Dyer asked if there is a limit on the number of tenants in a building like this, and Hanson answered No.

During the discussion Sisson made it clear that in C-2 any kind of boat sales were by SAU, not just outdoor sales of boats, in spite of what the notice indicated.

Sue Lark, 1013 State St., across the street, wondered if there was a problem with 35-foot boats coming in on Maple Street. She said the neighbors have had to listen to the revving of boat motors at all hours from Macatawa Boats for years, and they didn't want another business like that. She also wondered what would happen in the winter, shrink wrap? Lark suggested requiring a fence to separate Van Wieren's property from this boat business. She expressed impatience with the lack of enforcement of requirements set on development.

Van Wieren suggested opening up the back end of the building and running the boats through there, but Bouwens said the windows added some class to that side of the building.

Paul Bristow, 335 Maple, suggested that if it were not for the pilings, they would likely drive the boats out on Blue Star, and he asked what's to stop people from stopping along

Blue Star to look at the boats, creating a traffic hazard because it is on a curve. Milauckas suggested placing “No stopping/standing” signs along there. Bristow said he thought questions were not answered, that the tenant should be here.

Warren Engelbrecht, 939 State St., said that trailers down Maple St. have frequently not made the turn into this property without crossing his property or going over the shoulder because it is a hard turn to make from either direction off Blue Star. He also wondered what prospective buyers would do on the weekends when no one is minding the ~~the~~ STORE. He added that when he bought his property 12 years ago, the property in question was zoned residential, and he did not want boat sales there.

Darpel made a motion to close the public portion and Olendorf supported. The motion carried.

Milauckas thought it would be better for the tenant to be part of the discussion, because the P. C. could set restrictions which would hamper him.

The P. C. proceeded to consider Sisson’s memo dated June 23, which revealed that the lot is non-conforming due to its substandard size and width but is allowed to develop under Sec. 40-625. The building, which will not be changed, conforms to current C-2 standards for front and side yard setbacks, lot coverage and height. If access from Maple Street is such an issue with the neighbors, Sisson suggested using the camouflaged drives off Blue Star, since moving boats would be a once a month occurrence at most. He suggested that the owner might want to trim the trees on the south by the road because they block the view. And he suggested requiring that boat engines be run inside the building, not outside. Sisson pointed out that the waivers on landscaping are tied to the ability to save trees, whereas this kind of display does not fit with the Zoning Ordinance; however, screening could be added on the Maple Street side if boats are not allowed to be displayed there and less than 8 parking spaces are needed. Additional screening of the neighbor to the south could be required. Sisson pointed out that the drain in the floor of the building leads to the storm sewer and should be plugged or routed to the sanitary sewer and a grease trap installed. Run-off could be a problem and a topo map should be provided. In short, screening, circulation, lighting and drainage need to be addressed.

Darpel expressed a concern that the P. C. allows SAU which have the potential to be problems that the neighbors must police, and this seems to be intensifying and expanding a non-conforming property. Olendorf felt precedents were being set. Milauckas read the description of SAU from the Zoning Ordinance, and Hanson asked at what point does the level of incompatibility prevent a project from being granted a SAU. Sisson suggested that it is time to shift activities such as this to Blue Star.

Sisson asked Bouwens if after hearing all the concerns, would he change the site plan before coming back, and Bouwens said the option of using Blue Star for access made sense to him.

Rausch made a motion to table the SAU for Bouwens until the next meeting July 24 because there ~~are~~ WERE too many unanswered questions. Milauckas seconded and the motion carried.

Hanson brought up the fact that the proposed amendments for Accessory Buildings have not been dealt with because the P. C. did not have a quorum. The options are to send all three sections back to the township board, to split them up, or to send none back. Sisson said the township board may alter them as they see fit. After some discussion, Olendorf made a motion to send all three (Sections 14, 15 and 16) back to the township board, and Milauckas seconded. A roll call vote passed 4 to 1 with Hanson voting NO.

Darpel asked for a review of the landscaping for North Pointe Plaza, and Ellingsen described how it has been changed and improved TO MEET THE ORIGINAL SITE PLAN APPROVAL. Darpel also asked if the P. C. could comment on the Douglas Condo plan, and Hanson said he thought individuals could comment but the P. C. should not, ~~although the plan is contrary to the intent of the Tri-Community Plan.~~

The River Edge, formerly Ginger Man, PUD survey shows clearly that the pool and shed are inside the common area. Stakes and site plan did not coincide. Ellingsen said DeYoung will have to come back to the P. C. for an amendment to the site plan, and if the P. C. does not approve an amendment, he will have to remove the structures inside the common area. Some commissioners thought Ellingsen should issue De Young a citation to encourage him to action.

Discussions of the budget and possible meetings about ~~the R-4 zoning of the Denison property~~ ensued.

Hanson thanked Don Olendorf for his years of service on the Planning Commission.

Meeting adjourned at 10:35 P.M. The next regular meeting is July 24 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Rausch/Darpel to approve the minutes of May 22.
2. Motion by Darpel/Olendorf to close public portion of SAU hearing for Howard Bouwens, Jr. outdoor boat sales.
3. Motion by Rausch/Milauckas to table SAU request by Howard Bouwens, Jr. to next meeting.
4. Motion by Olendorf/Milauckas to send all three Accessory Building ordinance amendments back to township board.