

Saugatuck Township
Planning Commission
February 26, 2007 – 7:00 PM

Minutes from a regular meeting of the Saugatuck Township Planning Commission held at Township Hall, Blue Star Hwy. Saugatuck, Michigan.

1. Call to Order: Meeting called to order by Chair Hanson @ 7:00 PM

2. Roll Call:

Present: Darpel, Edris, Hanson, Marczuk, Milauckas

Absent: Excused/ Rausch, Jarzembowski

Also Present: Mark Sisson, Zoning Consultant

3. Review and Adopt Agenda:

Addition 8-(6)/ Streets/Township joint meeting. *Chair Hanson motions to accept agenda as amended. Unanimously approved.*

4. Approval of Minutes- February 8, 2007 meeting:

Corrections/pg.2 para. 4/ addition of "a \$7,000.00 fee could be paid for hookup from the Developer." *Motion by Marczuk to approve the minutes from Feb. 8, 2007 as amended. 2nd Edris. Motion carried unanimously.*

5. Public Comment: None

6. Informal Review:

A. Dean Borland- Request for discussion on Commercial Development/ 6471 Blue Star Hwy. Project name/ Saugatuck Professional Plaza.

Project presentation by: Von Der Heide Architects, Inc./PO Box 33 Douglas, Michigan
www.vdharhitects.com

Von Der Heide- Presented proposed Saugatuck Professional Plaza with detailed signage design. Applicant requesting the creation of a second floor, square the building off, create a Porte Cochere, and create office space. Applicant believed the proposal would create a more visually aesthetic structure, is aware of necessary variance requests and special use requirement.

Chair Hanson- Commission is not conducting a site plan review for the design, merely offering advice.

Commission questions: Current size of parcel, ownership of parcel(s), expressed concern with easement users, discussion on open space/green space/buffer. Suggestions by commission that drive reduction would be beneficial. Other questions expressed compliance of the current and proposed occupants/businesses. Retail meets ordinance standards but office space would require special use approval.

No Action Taken by Commission.

7. Public Hearing:

A. DeYoung Enterprises- Request Amendment of previously approved PUD- Parcel #0320-315-000-00 through 008-00.

Applicant request for amendment of the plan to enlarge the area of unit 1 and add four new units to the project in both the R-2 and A-2 zones by adding 3.1 acres in the R-2 zone (Parcels 0320-260-037-00 and 0320-260-047-00) to the total area of the PUD.

Total number of building lots requested would be twelve.

Chair Hanson opens the Public Hearing stating that it is a continuance from Feb. 8.

Bruce Zeinstra, RLA/Project Manager- Presents a minor change to the design (maximizing screening) & inclusion of temporary dock/ 130 ft. of shared waterfront property. In response to concerns expressed at the Feb. 8 meeting the addition of screening where possible was implemented.

Commission questions: Clarification of screening placement (East/West sides).

Public Comments:

Linda Charvat/6394 Old Allegan Rd. -(neighboring property owner) Expressed concern with Unit ownership on West Side of development & their awareness of the noise that her business creates. Questions the lighting Ordinance and the 15 floodlights to be placed on the entrance.

Gordon J. Stannis/5377 Old Allegan Rd.- Questions the original approval of 8 units and the

1 Current shown 12-unit development. Expressed concerns with the safety of creating more
2 homes/docks on Silver Lake.
3 Chair Hanson- Explained a funneling perspective breakdown based on frontage is fine,
4 12 units/4docks are allowed.
5 Mike Herbert/Old Allegan Rd. – Questions panhandle along Johnson's line/ 160 Ft. east to
6 west. Questions the West side dock extension, and believes discrepancies are in the plan.
7 Chair Hanson- Confirmed calculations of original submittal. Has not confirmed any
8 dimensional changes from original to current plan.
9 Commission addressed Mr. Herbert's question concerning water edge frontage calculations.
10 Linda Charvat/ read her letter into the record. (Exhibit 7-A) Concerned with A-2 Zone/Density
11 of PUD/Duplex. Urges Planning Commissioners "to deny this ill-considered proposal and re-
12 affirm your prior wise decision to implement the zoning ordinance." (Milauckas agrees)
13 Mark Sisson/Zoning Consultant- addressed his use of calculation and decision-making
14 Process for the proposed project. Stating what is being proposed is less than that allowed.
15 Robert Miller/6084 Old Allegan Rd. – Past Planning member who assisted in structuring of
16 the Ordinances. Explains intent and interpretations. Questions the excess use of lighting.
17 Commission comments: Potential movement of walking path, general standards (pg. 40-152),
18 buffer zones, unit 12 distances to property line, drive access.
19 Laura Stannis/Old Allegan Rd.- Expressed concern with current drive-way and believes a
20 pathway would be better.
21 Larry Dickie/6108 Old Allegan Rd. – In support of project but encouraged consideration of
22 density issues would like to see developer think about rural character of project.
23 Chair Hanson read into record letters received on proposed project:
24 1. Deputy Chief Greg Janik/ Fire Dept. – Letter dated Feb. 7, 2007.
25 2. Brent Johnson/Old Allegan Rd.- (neighboring property owner) Letter dated Feb. 16, 2007.
26 Johnson expressed opposition to the project, stating his concerns with the proposed beach
27 access pathway that would run along side his home, questions the application of a sign at
28 the road intersection of Lake Trail Dr. & Silver Lake Rd., and expressed discern with "dis-
29 respectful neighbors".
30 3. Gordon Stannis/Old Allegan Rd.- Expressed his support for the project and requests a
31 preliminary approval is granted by the Planning Commission.
32 4. Tim Heck & Lincoln Brackett/6376 Old Allegan Rd.- Expressed support for the project,
33 references the current enhancements made, and views the development is beneficial to
34 the area.
35 5. Tammy Kerr/ 6363 Silver Lake Dr.- In support of project and provided points of appeal that
36 changes in the PUD have made. Expressed her attendance at the Feb. 26, 2007 meeting
37 for support of the River's Edge project.
38 6. Michelle Cassidy/6375 Old Allegan Rd.- In support of the project and provided four points
39 which the PUD enhance the area.
40 7. Patsy Burnham/3227 Lake Trail Dr.- Expressed support for the proposed project and
41 requests Planning Commission allow developer to move forward with the plans.
42 8. David Burnham/3227 Lake Trail Dr.- In support of proposed project.
43 9. Laura Stannis/80 West 40th St. Holland Mich.- Property owner on the 'panhandle' expressed
44 support for the proposed project.
45 10. Shelly DeYoung/Lot #4 River's Edge Sub-Division- Expressed support for the project stating
46 the largest complaint heard to date was concerning density. Request approval by Planning.
47 11. Steve Nyland/ Lot #4 River's Edge Sub-Division- Letter dated 2/20/07 in support of the pro-
48 posed development.
49
50 Applicant expressed having no knowledge of DEQ open case mentioned in the Johnson letter.
51 All permits were taken out and changes needed were addressed.
52 Mike Herbert/Old Allegan- Addressed buffer zones on East side, questioned how this was
53 expanded, stating that 'technically they are 30' further east'.
54 *Motion by Edris to close the public hearing. 2nd Darpel. Motion carried.*
55
56 Chair draws attention to the relevant ordinances for review of criteria. (Article 8) Reference is

1 Made to Mr. Sisson's Administrative advisement. Commissioner questions concerning the
2 Building envelopes, accuracy of unit 12, pathway, time period for lighting, signage addressed
3 by Mr. Johnson's letter, possibility of a resolution to the road usage issue. Chair references
4 Pg. 183 in the ordinance book, Sect. 49.38, 49.46, 49.48, Article 13 and subsequent sections.
5 Sisson states a grant of easement should be included in PUD. Commissioner's request the
6 following statement dated Feb. 8, 2007 be entered into the record: Letter re: Rosebay
7 Nursery/ Linda Charvat's concerns expressed with noise that results from daily operations.

8 "When the master plan was drawn up appreciation was expressed for the
9 open spaces that agricultural land provided. As owner of one of the few
10 agricultural businesses on Old Allegan I don't want problems with my
11 neighbors. Rosebay Nursery can be a noisy place. We often spray early on
12 Saturday mornings. Our soil blending, as well as shipping & receiving take
13 Place on the east side of my farm just west of River's Edge. We have a lot of
14 Semis coming and going. I have never had any complaints from neighbors
15 because there have been appropriate levels of trees and open space. I have
16 a right to farm and these activities will continue.

17 _____Linda Charvat, Rosebay Nursery
18

19 *Motion by Edris that a preliminary plan approval be given to Rivers Edge PUD based on the*
20 *Submitted Feb. 21, 2007 drawing and contingent upon the following conditions:*

- 21 *(1) That Master Deed and private road/documents be included in provisions allowing all*
22 *adjoining properties unrestricted access along "Silver Acre Road" and agreement of*
23 *all concerned on the abandonment of the use of the existing parallel roadway.*
 - 24 *(2) That final plans meet the conditions of the Fire Department.*
 - 25 *(3) That final plans, by laws and deed restrictions include specific detail as to design and*
26 *proposed use restrictions relative to the proposed dock facilities. Such proposed provisions*
27 *and design detail shall remain subject to Planning Commission comment and approval.*
 - 28 *(4) That final plans be consistent with the preliminary plan dated Feb. 21, 2007, and shall*
29 *include not more than 12 dwelling units and 4 boat docks providing mooring for not more*
30 *than any combination of 8 registered watercraft units.*
 - 31 *(5) That final plans be reviewed and approved by the Allegan County health Department and*
32 *Drain Commission prior to Township final approval.*
 - 33 *(6) That screening and tree preservation are accomplished through the incorporation of the*
34 *following provisions (or as subsequently stipulated) in the projects resolution of PUD approval*
35 *and the projects condominium documents and by laws.*
 - 36 *(7) That final submission of plans include a detailed description of pathway including width*
37 *and buffer area.*
- 38 *Commission review of Article 8 was taken in determination of PUD compliance with*
39 *Ordinances. 2nd Marczuk. Roll Call Vote: (yes votes-Darpe, Edris, Hanson, Marczuk, Milauckas)*
40 *(No votes-None). Motion carried unanimously.*
41

42 (Chair breaks-9: 50 resumes)
43

44 **8. Other Business:** Commission to discuss ordinance amendment proposals on following
45 subjects:

46 a. Clarify PUD density calculation by adding to the ordinance a requirement for a yield plan
47 which would show how, practically, the number of units might be met on the applicant's parcel,
48 taking roads, wetlands, slopes and other factors into account.

49 b. Change language in R-2 and R-3 B zoning districts to allow duplex density only when
50 duplexes are utilized, and not to permit the same number of single-family homes as number of
51 dwelling units permitted in duplexes.

52 c. In C-1, C-2, C-3 zoning districts should the waiver of 20% maximum parking in front is by
53 right if applicants meet standards or should it be a matter of discretion by the commission
54 -Discussion on changing words "shall" to "may". Discussion on addition of language / (428-C &
55 480-C) Chair directs Sisson to draft language changes. C 1,2,3 language tweaking.

1 d. Clarify “milk processing”SAU in A-1 zoning district to indicate processing of locally produced
2 milk is intended and not to allow ice-cream, cheese, etc. manufacturing in zone.
3 (Pg. 40-204) Discussion of “milk processing produced on site” inserted instead of SAU.
4 Discussion on implementing “agricultural product manufacturing plants independent of the farm
5 act. (Chosen wording “offsite”)

6 e. Adopt an updated zoning map, prepared by zoning administrator, and remove Sec. 40-1076
7 (legal descriptions of zoning districts) from the ordinances.
8 (No discussion until map is present)
9

10 Commission discussion: Commissioners discussed proposed changes/corrections. Sisson
11 to draft commission requests for clarification, single word changes. A review of all R Zones
12 and include wording of exclusive private roads/streets. Public hearing discussion.
13 *Motion by Milauckas to set a public hearing date of April 23, 2007 for purpose of consideration*
14 *of amendment to zoning ordinances regarding PUD density calculations, parking waiver*
15 *requirements, amendments to use table regarding processing plants, adoption of updated*
16 *zoning map, deletion of Section 40-106 regarding legal descriptions in zoning, amendment of*
17 *appropriate Sections in Residential Districts regarding lot size, and modification to Sect. 41-90*
18 *for clarification. 2nd Edris. Roll Call Vote: (yes votes- Darpel, Milauckas, Hanson, Edris) No-0.*
19 *Motion carried unanimously.*
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21 Changes to meeting dates: Regular May 28 meeting changed to May 10 (Thursday)
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23 9. Adjournment: Chair adjourns @ 11:30 PM
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25

26 Submitted by Pam Alderink, Recording Secretary
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