

SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 10, 2007

The Saugatuck Township Planning Commission met on October 10, 2007, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Jarzembowski, Milauckas, Rowe

Absent: Rausch

Also present: Jeani Hesse, Dayle Harrison and a member of the public.

At 7:02 P. M. Chairman Hanson called the meeting to order, welcoming Bill Rowe as a new member of the Planning Commission.

Milauckas asked about the status of the Zoning Map. Hanson agreed to see if the recently approved map with Planner Sisson's adjustments can be scanned and made available to the Commissioners and the public.

Minutes of August 27 were approved unanimously as amended as follows: Page 3, 3rd full paragraph, last line "recommendations" should be changed to "conditions;" and Page 5, 1st paragraph after the 16th condition, 3rd line "to adopt" should read "to recommend adopting." (Milauckas/Darpel) Minutes of the Special Joint Meeting with the Township Board on September 5 were unanimously approved (Darpel/Milauckas).

There being no general public comment, Hanson reminded the Commissioners that conditions of River's Edge Site Condo on Old Allegan Rd. permitted unit boundaries to be altered if the Health Department deemed it necessary, and the Zoning Administrator approved. Hanson said he was awaiting Planner Sisson's word on whether the Planning Commission must discuss the boundary changes which have been made there.

Hanson called attention to the collection of information on the Kalamazoo River from R. J. Peterson and said the Joint Planning Committee hopes to have representatives from JJR, which did the recent Harbor Study, at their next meeting November 13 to deliver their report to the city councils and public.

Hanson opened the public hearing on Doug and Jeani Hesse's request for a home occupation in a pole barn to be erected on their property at 6419 Old Allegan Rd. to have a ceramic studio. Hanson read the notice published in the newspaper. Jeani Hesse said she thought her husband Doug had stated the case at the last meeting, but she added that she wanted the studio here so she did not have to drive to Holland where it is now located.

Hanson read part of a letter from Scott Feinstein, dated Oct. 1, referring to Hesse's outdoor wood burning furnace to which he objected. He said he would not object to the SAU for the ceramic studio on condition that the wood burner not be used to heat the proposed building.

Parking was discussed, and Jeani said there would be no more than ten cars in the proposed parking lot. She explained that the rear of the pole barn would be used for storage of farm equipment.

After some discussion of the various officials who have reviewed the Wood Master burner, Jeani said because of Anita Nielson's neighborly approach, she agreed to not burn next year from mid-June to mid-September, depending on how cold the weather is. She said a 4-foot stack has been added to the Wood Master. Jarzembowski called attention to the DEQ recommendations for outdoor wood burners

Deb Matthai, 6936 Hickory Lane, asked what jurisdiction the Planning Commission had to give guidelines about use of the Wood Master since Hesse's has never been actually declared a nuisance. Jarzembowski answered that there is a potential of a nuisance and a health problem.

There being no further public comment, Hanson referred the Planning Commission to the pertinent Zoning Ordinance Sections: 40-642 Home Occupations, 40-692, 40-693 SAU.

Hanson made a motion to approve the ceramic studio Home Occupation SAU for Doug and Jeani Hesse, seconded by Edris, with the following conditions:

- (1) There be an annual review of the operation;
- (2) The activities of the ceramic studio be limited to the pole barn to be built and not take place in other buildings;
- (3) Heating and water heating for the pole barn not utilize the Wood Master or a similar unit;
- (4) Principal driveway only will be used for the ceramic studio;
- (5) Parking will be as shown on the plan provided on 10/10/07;
- (6) Applicant will provide Zoning Administrator with the distance from the edge of the principal drive to the edge of the parking area.

Motion was amended by adding (7) Business shall not operate past 10:00 P.M. Edris supported the amendment. The amended motion carried 5-1, with Milauckas voting NO.

After a brief recess, the meeting reconvened at 8:13 P.M. to discuss the anti-funneling ordinance Sec. 40-907--40-910. Edris pointed out the difference between requirements for inland lakes and waterways where docks and boating are emphasized and for Lake Michigan where beach use is primary. He said the township is more generous with Lake Michigan access rights, and for deep lots containing large parcels. For lots east of Lakeshore Drive, many could have access to the beach through very narrow access strips. Problems with road ends to the beach are not solved by the Ordinance. Hanson asked Edris to bring a copy of Ganges' ordinance and said he thought the present ordinance could be adjusted after some study.

Harrison said the Harbor Study has land-use implications. He proceeded to discuss density calculations as regards wetlands. The Ordinance defines "river's edge" as "ordinary high water mark." Harrison said he thought the Ordinance should not allow wetlands below the high water mark to be used in calculating density or open space on

site plans. Milauckas brought up the diversity in density and open space calculations between the A-2 Zone and other zones. Matthai wondered if the township could protect wetlands of less than 5 acres.

As far as future P.C. meeting nights are concerned, Oct. 22 and Nov. 26 stand, but the December meeting will be Dec. 10 at another site to be announced.

Meeting adjourned at 9:35 P.M. The next regular meeting October 22 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Darpel to approve August 27 minutes as amended.
2. Motion by Darpel/Milauckas to approve Joint Meeting minutes of Sept. 5.
3. Motion by Hanson/Edris to approve SAU for home occupation of ceramic studio for Doug and Jeani Hesse, with conditions.