

SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 22, 2007

The Saugatuck Township Planning Commission met on October 22, 2007, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Jarzembowski, Milauckas, Rausch and Rowe
Absent: None

Also present: Z.A. Ellingsen, Melanie Warren and members of the general public.

Chairman Hanson called the meeting to order at 7:05 P.M. Minutes of October 10 were amended (Milauckas/Edris) as follows: Page 2, 6th paragraph in the middle of the paragraph “He said the township is more generous with Lake Michigan access rights, and for (rather than in) deep lots containing large parcels. For lots (rather than even) east of Lakeshore Drive.”

During the public comment period, Dayle Harrison, 3108 62nd St., representing the Kalamazoo River Protection Association, brought up the issue of trees being cut down on a lot on the north side of River Road just west of 63rd Street as a possible violation of the Natural Rivers Overlay District regulations and agreed to discuss it with Ellingsen.

Hanson announced a class called Green Infrastructure being offered in Grand Rapids and East Lansing for \$95 per person. He also reminded Commissioners of an on-line Citizen Planning Course for which the township could get a discount if four members agree to participate between now and Dec. 31.

Ellingsen brought the Commission up-to-date on enforcement issues regarding landscaping for Sybesma, Pump House and North Pointe. Commissioners expressed frustration over the lack of compliance with site plans, and Ellingsen explained that he must give an occupancy permit if the building complies with the building code. Hanson asked about fines in case of non-compliance with site plans, and Ellingsen said he usually tries to mitigate. It was requested that he give these businesses a deadline, the November PC meeting.

Harrison brought up a clear-cutting issue on 131st Ave. off 62nd St. on property belonging to Fred Gerigery, which he thought was in the Natural Rivers’ Overlay.

Hanson opened the public hearing on a request by Melanie Warren for SAU to operate a dog kennel at 6280 136th Ave. in a pole barn and adjacent rear lot area for approximately 10 dogs in addition to her own dogs. Secretary Rausch read the notice published in the newspaper. After a brief explanation by Warren, who intends to purchase the property from Mark and Jayne Darling, neighbor Shirley Visscher 6283 136th Ave. (letter included) asked for a definite number of dogs which would be involved, whether fencing

would be high and dense enough to ensure the safety of small children, and what noise abatement measures would be taken.

Deb Matthai, 6936 Hickory Lane, pointed out that Sec. 40-731 requires that any dog kennel be at least 50 feet from the neighbors' lot line. Jayne Darling said she thought the barn was only 25 feet from the western lot line, as shown on the drawing presented. Given this information, Hanson thought Warren should have been apprised of this. She decided to withdraw her application for SAU so she could have her fee returned. Ellingsen said he would write a letter to the township board admitting his error.

After a brief recess, Hanson opened the public hearing to terminate SAU for outdoor sales for Howard Bouwens at 365 Maple Street because of noncompliance with site plan conditions. Secretary Rausch read the notice published in the newspaper. Bouwens had called Ellingsen three days ago to say he would not be present at this hearing. Hanson read the conditions which included down-focused lighting, time limit on lighting, fencing along the south property line, pilings to appear as on plan, "no stopping/standing" signs on Blue St., hours of operation, no engine repair, boat delivery to pads be from Blue Star only, limit of three boats on north end of parking lot on Maple and also on pads on Blue Star.

Ron Van Wieren, 445 S. Maple, said he had canceled his plans for this weekend to come to this meeting and didn't like hearing Bouwens would not be present. He said he didn't think anything was complied with and sited specifically the fence was never completed and there had been 6-10 boats parked on the Maple St. side.

There was some discussion about whether this hearing should be tabled and a deadline set for Bouwens to comply. It was mentioned that the tenant for which the SAU was requested is no longer renting the building. Ellingsen said Bouwens did not ask the PC to table the hearing.

Matthai asked if the PC could terminate the SAU pursuant to Sec. 40-693, and Hanson said YES. There being no further discussion, Rausch made a motion to close the public hearing, Rowe seconded and the motion carried.

Jarzembowski made a motion, supported by Darpel, to terminate the SAU for outdoor sales for Howard Bouwens at 365 Maple Street because he did not comply with the conditions of July 24, 2006, specifically the fence was not completed, the pilings and "no stopping/standing" signs were not placed on Blue Star Highway, and the security light was not shielded. Motion carried.

After a brief recess, Jarzembowski left at 9:10 P.M., and the meeting reconvened to discuss maximum density calculation in A-2 as opposed to other zones. Hanson agreed to present the ambiguity to the township attorney and planner to see if this can be reconciled and whether Sisson's formula could be used as a guideline.

Anti-funneling was also discussed and comparisons made among Ganges Township's, Laketown Township's, and Saugatuck Township's ordinances with the object of perhaps altering Sec. 40-910. Hanson suggested a formula, which he thought could apply to river frontage as well as Lake Michigan frontage, of 50 feet of water frontage for the first dwelling unit, 25 feet additional for each additional unit up to 300 feet, after which 10 feet additional for each additional unit. He said he would create a comparative chart of the three townships. Contiguity of property was also considered

Hanson brought up the fact that the C-2 zone on Blue Star Highway, that is, from Clearbrook Drive to the river, should not be a commercial zone, according to the Tri-Community Plan. He suggested renaming the zone with an overlay and requiring SAU for commercial uses. Ellingsen said that would make a lot of non-conforming uses.

Meeting adjourned at 10:10 P.M. The next meeting is a joint one with the township board at 6:00 P.M. November 7. The next regular meeting is November 26 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Edris to approve the amended minutes of October 10.
2. SAU hearing for Warren for dog kennel: application withdrawn.
3. Motion by Rausch/Rowe to close public hearing on termination of SAU for Howard Bouwens.
4. Motion by Jarzembowski/Darpel to terminate SAU for outdoor sales for Howard Bouwens.