

SAUGATUCK TOWNSHIP PLANNING COMMISSION

March 17, 2008

The Saugatuck Township Planning Commission held a workshop meeting on March 17, 2008, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Milauckas, and Rowe
Absent: Jarzembowski and Rausch

At 4:05 P.M. Chairman Hanson called the workshop to order. There being no public comment, Hanson reminded the Commissioners of Dayle Harrison's notice of a meeting May 25 on Critical Sand Dunes. Rowe gave an update on ZBA actions: 1. Discussion on whether John Huyge's composting operation at Far View Farms on 63rd St. is an agricultural or industrial operation; 2. Determined that the old KOA building on Blue Star is being used as a professional building and needs a SAU.

Hanson opened discussion of the Water Access amendments and Sisson reviewed what had been decided at previous workshops regarding Sec. 40910 (a) and (b) which will require a rewrite. The Commissioners went on to discuss the chart Dwelling Units Per Foot of Water Frontage of 3/14/08. Edris said he thought either option charted by Milauckas contained smoother increments up to 100 dwelling units per 1000' of frontage and would be more salable at a public hearing when compared with Ganges' and Laketown's scales than those charted by Hanson or Sisson.

The Commission was advised of a state law allowing the open space for a development to be on acreage not contiguous with the development unless there is an explicit local ordinance forbidding it. This might allow for farm land preservation when a developer collaborates with a farmer, but Sisson wondered if the P.C. wanted this option for a keyhole to water frontage. Milauckas maintained that the requirement for water access property to be contiguous would preclude the developer from gaining water access through such "open space."

In Sec. 40-910 (d) 2 and 3, a shared common property line of 25 feet was inserted at the end of the respective sentences, and in Sec. 40-910 (d) 4 the last sentence was deleted. Sisson said he was still working on the issue of the depth requirement of 75 feet when the lakeside lot is divided by a road. In subsection (e) SAU would be required only if structures or parking lots were to be built on vacant water front access lots. In subsection (h) expansion up to 50% of nonconforming use would not be allowed as regards the number of units permitted water front usage; however, this would not supersede the Article XV provision for expansion of non-conforming uses. Sisson explained that subsection (i) was meant to disallow squatter rights on public property. Vessel regulations will be on the agenda for March 24.

There was some discussion of whether the placement of an easement for access to the water front through Lakeshore property with a residence must be specified. Rowe said in

practice the buyer and seller settle this by explicitly defining the easement through the property, usually where the stairs to the beach are located.

The workshop adjourned at 5:53 P.M. The next regular meeting is March 24 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary