

SAUGATUCK TOWNSHIP PLANNING COMMISSION

April 28, 2008

The Saugatuck Township Planning Commission met on April 28, 2008, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

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

Also present: Planner Sisson, P. G. Walter for Moore's Creek PUD/Site Condo, Cal Becksvoort for Serenity Pines, and members of the general public.

Chairman Hanson called the meeting to order at 7:00 P.M. and referred to Chapter 39 recently added to the Township Ordinances to provide for temporary and seasonal uses. He also stated that the Township Board passed a motion to support the Joint Planning Committee.

Milauckas made a motion, supported by Rowe, to approve the minutes of February 25. Motion carried. Minutes of the March 17 workshop were amended as follows: Page 1, last full paragraph, add to the sentence dealing with subsection (h) “; however, this would not supersede the Article XV provision for expansion of non-conforming uses” (Edris/Rowe). Hanson, supported by Rowe, made a motion to approve the March 24 minutes as presented. Motion carried.

There being no general public comment, Hanson opened the public hearing on an application by Tim Ortiz, of Morris, Illinois, to develop a 5-unit residential PUD on the northeast corner of Blue Star Hwy. and 134th Ave., primarily in the C-2 zone, partially in R-1, also lying in the Mixed-Use Residential-Commercial Overlay District. Secretary Rausch read the notice published in the newspaper. P. G. Walter, representing the applicant, displayed the site plan for Moore's Creek Trail PUD/Site Condominium and explained that the five units would be single-family homes. The lots are more than the 30,000 s.f. required in R-1 but less than the 65,000 s.f. required in C-2. All five parcels are serviced by public water; the northern three will be accessed by a private road called Moore's Creek Trail, and water and fire hydrant will be installed on the south side of that road. The southern units #4 and #5 are on 134th Ave. Walter said they were asking for flexibility in setback off the private road. The 4.82 acre middle of the property is wetland. The DEQ deems the property suitable for on-site sewage treatment and disposal.

Sisson reviewed his memo of April 25 approving the density of the development. He suggested more information was needed regarding trees on the property, fill needed for homes on 134th Ave. to bring them up to grade, what happens with the easement on the eastern edge if it is meant for access to 134th Ave. for the neighboring parcel which is not part of this PUD, whether accessory buildings will be allowed, who will own and maintain the open space and what will be allowed there. In terms of open space provisions, Hanson suggested “passive non-motorized recreation.” Road Commission,

Fire Department, Drain Commission, and DEQ approval letters are included in the packet.

Rausch was concerned about the driveway cuts allowed by the road commission on 134th Ave. because of the busy corner at Blue Star Hwy. Sisson asked about possible future sewer availability. Hanson said it could come from Gaslight Estates and would be very expensive. Sisson suggested requiring a dry sewer along with the road construction. Edris suggested investigating a conservancy easement for the wetland areas.

Hanson opened the hearing to public comment and Arkie Goodin, 355 Felch St., Holland, who owns neighboring property on 134th Ave., was concerned about the safety of children playing near the creek because there are spots where he said he had sunk up to his waist.

There being no further public comment, Edris made a motion to close the public portion of the hearing, and Milauckas seconded. The motion carried.

Details the P.C. would like to see in the plan and documents: 1. Possible conservancy easement; 2. Requirement of a general grading and filling plan to ensure uniform site elevations; 3. Tree identification (6" caliper white pine, maple and oak) in Tree Protection Zone and where septic systems are planned near Blue Star Hwy.; 4. Building envelope, location of septic systems; 5. Anticipate flow of future sewer along private road before establishing basement depth of homes; 6. Mark existing driveways; 7. Possible shared driveway off 134th Ave.

Edris made a motion to table the application for Moore's Creek Trail PUD until more information consistent with this meeting's discussion is available. Darpel seconded and the motion carried.

Hanson introduced Cal Becksvoort, who was requesting final site plan approval for Serenity Pines Site Condominium. Becksvoort explained that the township has refused jurisdiction over the community septic system which has been approved by the Allegan County Health Department, so that authority reverts to the State. He said some of the delay has been because he just became aware of an October, 2007, ruling which requires different documentation to secure permits for, but will not change, the common waste treatment system as planned. A waste water association will be established with an original escrow account and annual assessments paid for by the home owners to maintain the system. Monitoring falls to the Allegan County Health Department, however, because the system is less than 6000 gallons. Storm water will be handled by roadside ditches and a detention pond.

The currently revised site plan is dated 1/25/08. Sisson explained that some things are not as yet completed: the community waster water treatment system, paving of Chazzny Lane where underground piping for units 1-7 must be run, and installation of a dry fire hydrant. These things will be completed once DEQ approval comes through; therefore, the township may give conditional approval upon setting up a performance bond. Balmer

would like one instrument to assure performance to both the DEQ and the township, and Sisson said he has provided language in 3F of the Resolution (see attached) to allow the township to extract its money from the bond if necessary. Bond amounts are as follows: 3P of Resolution, Dry hydrant \$2500; 3F of Resolution, Installation of street lighting and construction of private road \$19500, and the end date for construction is November 15, 2008; Construction of waste water treatment and disposal system, \$70000.

Jarzembowski made a motion, supported by Edris, to give final approval of the site plan dated January 25, 2008, for Serenity Pines Site Condominium, conditioned upon approval by the township attorney of the Resolution as it has been drafted and modified at this meeting. A roll call vote showed unanimous approval.

Milauckas discussed the Guideline to Determine Approximate Lot Yield to ensure the method was what the P. C. wanted to use to get open space in the residential zones, even though it produces less density, differing from the bonus for clustering in the A-2 zone. Sisson said in the residential zones the P. C. was not giving bonuses for open space because the minimum lot size still applies, and Hanson said he thought it was okay to have less density. Edris agreed, and Jarzembowski thought the method of this guideline was simple. Milauckas said he would work on it and give it to the township attorney.

Hanson referred to his Blue Star Corridor map section, saying that the P.C. will be studying how to make Blue Star less commercial. A special meeting will be needed to finish up the anti-funneling ordinance.

Meeting adjourned at 10:52 P.M. The next meeting will be jointly with the Township Board at 6:00 P.M. Wednesday, May 28, followed at 7:00 P.M. by the next regular Planning Commission meeting.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Rowe to approve the February 25 minutes.
2. Motion by Edris/Rowe to approve the March 17 workshop minutes as amended.
3. Motion by Hanson/Rowe to approve the March 24 minutes.
4. Motion by Edris/Milauckas to close public portion of hearing on Moore's Creek Trail Site condominium.
5. Motion by Edris/Darapel to table application for Moore's Creek Trail for more information.
6. Motion by Jarzembowski/Edris to approve conditionally the final site plan of Serenity Pines Site Condominium on approval by township attorney of Resolution to that effect.