

SAUGATUCK TOWNSHIP PLANNING COMMISSION

May 28, 2008

The Saugatuck Township Planning Commission met on May 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, William Sikkel for Dean Borland, and Brent Rose and P.G. Walter for Moore's Creek PUD, and members of the general public.

Chairman Hanson called the meeting to order at 7:02 P.M. Minutes of April 28, 2008, were approved as presented (Edris/Rowe).

There being no public comment, Hanson opened the public hearing on a request for SAU by 6473 Blue Star, LLC to use the existing commercial building at that address as a professional office, pursuant to Sec. 40-368 (12). Secretary Rausch read the notice published in the newspaper and Hanson verified that neighboring property owners had been notified. Milauckas recused himself because of having received said notice.

William Sikkel, representing applicant Dean Borland, explained the application was for SAU for a portion of the building at 6473 Blue Star where the applicant manages vacation rentals and has a real estate office. He added that a previously denied application for SAU included expansion of the building, but this application includes no modification of the building. Three employees use the building.

Questions arose regarding parking, access to Blue Star, whether U-hauls were still being rented, whether there would be exterior lights, whether the entire property shown on the plan were controlled by the applicant, how such a property split could have occurred. Sikkel explained that the applicant has permission to use the north side of the building for parking, that he has a land contract and easement, that the U-hauls have been removed after a discussion with the Zoning Administrator. Sikkel could shed no light on how the property configuration had evolved but said the tax numbers had to have been assigned by the Township.

Sisson maintained the parcel on which the building sits does not meet the minimum lot-size or setback requirements of the Township, and if the properties cannot be recombined, a nonconforming use would be continued. It was also observed that no driveway could be created on that parcel. Sisson observed that drives to the north and south of the building would be reasonable, but they should be better defined. Hanson suggested a joint application from the two property owners would be needed before approval could be considered. Hanson also said he would consult ZA Ellingsen as to how this configuration came about and surmised the ZBA would have to waive all these nonconformities.

After a brief comment by Dayle Harrison, 3108 62nd St, about access to the homes behind the tennis courts, Rausch made a motion to close the public portion of the hearing. Edris seconded and the motion carried.

Rausch made a motion to table LLC's SAU request for a professional office because of the need for more information on the configuration of the property, access to Blue Star, lighting, landscaping buffers, and easement to the rear of the property. Rowe seconded and the motion carried.

After a brief recess, the meeting reconvened at 8:05 P.M., and Milauckas rejoined the Commission. Hanson invited continued discussion of Moore's Creek PUD at 134th and Blue Star Hwy. P. G. Walter introduced Brent DeRose, Nederveld, who displayed a tree survey plan, showing darkened trees to be saved, and a grading plan. He explained the revised PUD plan shows a shared access from 134th Ave. for units #4 and #5. Drives will be built up and have retaining walls. Minimum elevations of basement floors have been filed with the Drain Commission. Sisson suggested using the grading plan to solve the problem of where to put the houses and which trees to save.

Harrison pointed out that the farther down the slope you go, the more flora and fauna you disturb, and at the 603-foot elevation you are at floodplain level. Jarzembowski suggested staking out the 605-foot elevation as a limit for units #1-3 and 602-foot elevation for units #4-5 so the homeowner knows where he can put the house. Walter said these limits would be written into the documents.

Edris made a motion to give preliminary approval of the May 15, 2008, plan for Moore's Creek PUD, subject to the condo documents showing the following: (1) Preservation of open space showing deed restrictions on sensitive areas; (2) There be no construction disturbance below the 605-foot elevation on the north end and 602-foot elevation on the south end of the property; (3) There be no disturbance at the lower elevations; (4) That specific limits be put on recreational paths and viewing areas in the open space. Rowe supported and a roll call vote showed unanimous approval.

Meeting adjourned at 9:00 P.M. The next meeting is a special workshop June 9 from 4-6:00 P.M. The next regular meeting is June 23 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Edris/Rowe to approve minutes of April 28, 2008.
2. Motion by Rausch/Edris to close public portion of hearing on 6473 Blue Star LLC request for SAU for a professional office.
3. Motion by Rausch/Rowe to table SAU request by 6473 BlueStar LLC.
4. Motion by Edris/Rowe to give preliminary approval to Moore's Creek PUD with conditions.