

SAUGATUCK TOWNSHIP PLANNING COMMISSION

June 23, 2008

The Saugatuck Township Planning Commission met on June 23, 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, Kirk Van Order, Jack Helder, Robert Muusse and members of the general public.

Chairman Hanson called the meeting to order at 7:05 P.M. Minutes of the May 28 regular meeting and June 9 workshop meeting were approved as presented (Milauckas/Rowe, Edris/Darpel, respectively).

Public Comment: Dayle Harrison, 3108 62nd St., asked for consistency in calculating density on parcels bordering bodies of water and was concerned about funneling to the lake shore by large land holders. Deb Matthai, 6936 Hickory Lane, Fennville, asked for a moratorium on building along the lake shore until the Road Commission resolves the access issue, in light of the recent washouts.

At 7:20 Hanson opened the public hearing on Jack Helder's application for SAU for a sand mining operation on 11 acres in A-1 zone on 62nd St. ½ mile north of M-89. Secretary Rausch read the notice published in the newspaper. Kirk Van Order, County Surveyor, explained that the property is now being farmed and after the sand mining, the intention is to restore it to farming. He pointed out the limitations of excavation shown on the drawing, as per standards of Sec. 40-740.

Sisson reviewed his memo dated June 20, in which he calculated it was not uncommon to see the loading of 10 to 15 trucks per hour. When asked how long this mining operation might go on, the applicant could not say definitely because he said it depends on the needs of the building industry. Helder said he had a permit from former Drain Commissioner Lynn Fleming and had consulted the Health Department and Road Commission. Van Order said the lowest the mining operation will go will be 660 feet elevation, that is, six feet above the Rose Drain which runs through the property outside the limits of excavation. When asked what kind of equipment will be used, Josh Young, 4949 136th Ave., Hamilton, said a front end loader, a bulldozer and trucks which carry 25 to 40 yards of sand. Young added that he could have access to a water wagon for dust control, too. Portable fencing was suggested by the applicant, and M-89 was the preferred route of transportation. Young said the hours of operation would be 6:00 A.M. to 6:00 P.M. Monday through Friday and 7:00 A.M. to 2:00 P.M. Saturday; however, he said the trucks would not come before 7:00 A.M. Helder said the driveway off 62nd St. onto the property would be built of slag, a by-product of steel-making, over sand. Sisson said they would need a soil erosion permit from the Health Department and they should

have a plan for where they would stockpile the topsoil and in case they would need to import more to complete the reclamation.

Public Comment: Patrick Lepoir, 2495 62nd St., who lives next to the proposed drive, was very concerned about the noise and dust, especially since he has a pool, and questioned the hours of operation and how many years this might go on. He said “These people don’t live here,” and wanted to know who would police the operation to see that the promises were kept. Lepoir thought Helder could take trucks on a different route through other property he owned. Harrison said another route should be considered even if it is not on this plan. Sisson wondered if it were unreasonable to require building a road of 1-1/2 miles and sacrificing crops to do it.

There was much discussion about easements, some of which did not seem to pertain to the operation in question. Nellie DeJonge, 2489 62nd St., said the easements to the south did not benefit this parcel.

Sisson suggested creating a berm on the north side to cut down noise, and Young agreed if the Drain Commissioner allows it. He also agreed to delay the starting time to 7:00 A.M. Duration of the project could be set at 3 to 5 years, with annual review, in the resolution prepared by Sisson.

Lepoir also wanted to know if insurance was required in case of accident or failure to reclaim the area, and was assured it is. He wanted a high fence with a gate to keep kids out of the mining operation area. It was also decided that Jake Brakes and idling should be forbidden and speed limits should be set for trucks.

DeJonge wanted to know how many trucks, how long they would be parked and where the gate would be positioned. Young said he did not anticipate any trucks parked on 62nd St. and would put up a sign prohibiting that.

Lynda Holmes, 6540 Old Allegan Rd., complained about trucks continually hauling dirt from the high school athletic field construction site down Old Allegan Road to 63rd St. She said she reported it to the police and talked to the Superintendent, wondering why they did not use Blue Star Highway.

Rausch made a motion to close the public portion of the hearing, Edris seconded and the motion carried.

Milauckas made a motion to table the SAU application for sand mining to July 28 so the Commissioners have more time to review the proposed resolution, and Sisson suggested the applicant consult the DEQ about possible wetlands. Jarzembowski seconded and the motion carried.

After a break, the meeting reconvened at 9:22 P.M. to review a revised site plan for Saugatuck Storage Condominiums located east of Jack Wilson Drive just north of Old Allegan Road. Robert Muusse, applicant, said he wanted to rewrite the Master Deed for

the condos to reduce the overall number of units from the originally approved 52, to 42. The new units, he said, are deeper and higher to accommodate boat storage. Sisson pointed out the long-term drainage problem, and Muusse said he intends to funnel drainage under the drive when he repaves it. The original pond did not work out, he said. When asked if anyone is running a business in any of the units, Muusse said some owners are retailers in Saugatuck, but the condo documents prohibit operating businesses in the units. Lighting, Muusse said, on the new units is wall packs, none on the old units. He was advised that it should be shielded and aimed down.

Hanson made a motion to approve the revised site plan, dated May 14, 2008, for Saugatuck Storage Condominiums, with the following conditions: (1) That there be a partial waiver of a landscaping plan because of existing plant materials, but 3 to 5 evergreens 5 feet tall are requested; (2) That the outdoor lighting on the new units be shielded and directed down; (3) That a letter of approval from the Drain Commissioner is required. Rowe seconded and the motion carried.

The Commissioners spent some time discussing the Laketown Township Blue Star Highway Sub Area Draft Master Plan with concerns centering on possible commercial competition with the cities of Saugatuck and Douglas and reluctance to provide utilities if that were the outcome. Jarzembowski said the agreement with Laketown only provided sewer under the expressway for the Belvedere and Red Barn and Darby property, not beyond, with a limit on the capacity usage which would preclude any big installation. Milauckas asked Jarzembowski to bring a copy of that agreement to the next meeting. Hanson and Edris will cooperate on a letter of comment to the Laketown Township Planning Commission.

Hanson presented his "Central Lakeshore Sub Area Draft Master Plan" of June 15 which describes an area bounded on the west by Lake Michigan, on the north by 130th Ave and the Douglas city limit, on the east by the Douglas city limit, Blue Star Highway north of Exit 36 and I-196 south of Exit 36, and on the south by 126th Ave. There was talk of running a road along the half-section line from 130th Ave. to 126th and bringing public water with it. Hanson said Bill Nelson would like to come to a meeting to discuss what to do to solve the access problems. Sisson advised Hanson to send letters to surrounding cities and townships advising them that he is in the process of drafting a sub area description. The Township Board would then decide if the draft is good enough to go to neighboring municipalities.

Meeting adjourned at 10:56 P.M. The next regular meeting is July 28 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Rowe to approve minutes of May 28.
2. Motion by Edris/Darpel to approve minutes of workshop of June 9.
3. Motion by Rausch/Edris to close public portion of hearing on Helder's request for SAU to do sand mining in A-1 near M-89.
4. Motion by Milauckas/Jarzembowski to table sand mining SAU to next meeting.
5. Motion by Hanson/Rowe to approve revised site plan of Saugatuck Storage Condominiums with conditions.