

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 7, 2008

The Saugatuck Township Planning Commission held a workshop meeting on August 7, 2008, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Milauckas, Rausch and Rowe
Absent: Jarzembowski
Also present: Planner Sisson and Dayle Harrison

At 4:01 P.M. Chairman Hanson called the workshop meeting to order. There was no public comment.

Sisson provided copies of state air pollution standards and rules used by the DEQ to enforce the law. Applied to dust from sand mining operations, for instance, opacity is the guide, but these rules apply only to southeast Michigan. He said he could include references to these rules in the Special Use Permit for Helder's sand mining application.

The P. C. turned to Draft #6 of the proposed amendments to the Water Access and Dock Density Regulations. Edris explained that the major change the sub-committee made to the Ordinance was to remove the distinction between vacant parcels and parcels with homes, calling them all "Water Access Property," which they defined. They eliminated the word "keyhole." The parcel with a home would count as one "access.," Darpel suggested including a definition in subsection 5, page 4 by inserting "accesses shall mean" after "The number of." That sentence will be forwarded to Atty Bultje for review because the word "persons" caused confusion.

The first 5 subsections of Sec. 910 were reworked in order to ensure that an "access" should be least 50 feet deep and an easement for water access at least 10 feet wide. Sisson cautioned the P. C. about creating a situation where easements on residential property are granted to several entities which decide they want to build structures on the easements, thus producing a multi-family use of single-family residential property. To avoid situations where easements tie up otherwise usable land, he suggested that the property owner be required to split off the easement parcel (b of Improvements).

The P. C. proceeded to discuss docks, page 2, and after some discussion of whether access for boaters needed to be commensurate with access by beach goers, it was decided to eliminate everything beyond "Lots between 101 and over = one dock and two boat slips for each fifty feet of frontage."

Harrison questioned the 10' easement width in case the user wanted vehicle access onto the property. Sisson said he would add language to accommodate this. Milauckas then brought up a situation where the water front access property does not front on a public street because of a contiguous parcel behind it, and Sisson agreed to include "unless the

benefiting property is immediately contiguous” in both subsections 2 and 4 of Sec. 910, page 4.

Hanson thanked the sub-committee, and adjourned the meeting at 5:57 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary