

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 25, 2008

The Saugatuck Township Planning Commission met on August 25, 2008, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

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

Absent: Edris

Also present: Planner Sisson, Kirk Van Order, Jack Helder, Josh Young, P. G. Walter, Brent DeRose, and members of the general public.

Chairman Hanson called the meeting to order at 7:00 P.M. There being no general public comment, Hanson announced a notice of public hearing for a sub-area master plan for Laketown Township September 3, 7:00 P.M.

Minutes for July 28 were approved as presented (Milauckas/Jarzembowski) as were the minutes for the August 7 workshop (Rowe/Darpel).

Milauckas made a motion to recommend to the Township Board for review and approval the Central Lakeshore Sub-Area Draft Master Plan, dated August 14, 2008. Rowe seconded and the motion carried.

A new drawing was presented by J and J Sand Mining for the SAU requested by Jack Helder, showing the four phases of mining operation. The Resolution to Grant Approval of the SAU Permit was amended as follows: Page 3, **Limits and extent of operations, Phasing**, (2) to reflect the counter clock wise phasing; Page 4, **Hours of operation** were changed to 7 a.m. to 5 p.m., Monday through Friday with equipment movement to or from the site included at those times, equipment repair and maintenance to be done 7 a.m. to 6 p.m. Monday through Friday and 9 a.m. to 1 p.m. Saturday; **Methods of operation and reclamation**, (1) remove reference to screening of materials; Page 5, **Safety and Security**, the woven wire fence was retained, after some discussion, the location of which to be adjusted in accordance with each phase of the operation as mining activity proceeds throughout the site as indicated on the site plan, signs to be posted around the perimeter of the entire mining site. There was consensus among the P.C. that no sand mining should take place on Saturdays. Kirk Van Order reported that the Road Commission did not require escrow for possible road damage from semi-trucks. He also said that the applicant intended to continue agricultural activities along with the mining operations.

Hanson made a motion, supported by Rausch, to approve the Resolution to Grant Approval of the SAU Permit for J&J Sand Mining Draft 3, dated August 13, as modified at this meeting, based upon the revised site plan, dated August 20. Milauckas commiserated with the neighbors' concerns and with the applicants, and Hanson thanked the applicants for their willingness to follow the rules. The roll call vote was unanimous in approval.

After a brief recess, the meeting reconvened at 9:00 P.M. Mr. Borland, Blue Star LLC, not being present, the P. C. continued the review of the final site plan for Tim Ortiz's Moore's Creek Trail Site Condominium. P. G. Walter stated that the Master Deed needs corrections, but the applicant would like final site plan approval in the interim subject to receipt of the completed one. DeRose pointed out on the revised site plan that the Goshorn/Moore's Creek area in the center of the development was now labeled as an "Environmentally Sensitive Protection Area" in which only a bark chip path would be allowed. There will be no construction below the 605' elevation on the south nor 602' on the north. When Rausch asked why the northern lots contained parts of the "Environmentally Sensitive Protection Area," Walter explained that was needed to comply with lot-size requirements, and the restrictions on activity would still apply to those parts of the lots.

Sisson thought the easement off 134th Ave. between the southern lots was unusually wide at 40 feet and suggested the easement included in lot #4 for ingress/egress for an outside property be added to the common area so as not to encumber that lot. Walter agreed to a 25' side yard setback for that lot #4 home from the said easement. Since part of the property lies within the C-2 Zone, set backs for accessory buildings was discussed, and Hanson asked for a reasonable side yard setback requirement, possibly consistent with the R-1 zoning.

Jarzewski made a motion to table the Moore's Creek Site Condominium PUD until the condo documents are ready, with the following changes: that the side yard setback on lot #4 be 25 feet from the easement, that the easement on lot #4 be included in the common area and called a future road, and that side yard setbacks for accessory buildings be 10 feet. Rausch seconded and the motion carried.

Hanson reported that the Joint Planning Committee (JPC) met on August 13 and discussed with Senator Patty Birkholz how to go about creating a Joint Planning Commission and a Joint Zoning Ordinance for the three municipalities, although none of the Committee members had read the enabling statute. After consulting that law, he said he thought it was possible; however, creating a Joint Zoning Ordinance might be very costly in the beginning. Milauckas, who is part of the JPC, said most of the talk at the meeting centered on how to sell the idea to the communities, and he thought it was odd because they hadn't sold him on it. Sisson was consulted, and he thought the two cities could relate, but he wondered if the cities could at this time relate to the more rural township. In the meantime, he advised when ordinances are amended consolidation should be kept in mind. Hanson said he was drafting, for the JPC, a resolution to hire a Joint Zoning Administrator.

Meeting adjourned at 9:50 P.M. The next regular meeting is September 22 at 7:00 P.M.

Recording Secretary, Betty A. White

Sandra Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Jarzembowski to approve minutes of July 28 as presented.
2. Motion by Rowe/Darapel to approve minutes of workshop August 7 as presented.
3. Motion by Hanson/Rausch to approve Resolution to Grant Approval of SAU for J&J Sand Mining Draft #3, dated August 25 and site plan August 20.
4. Motion by Jarzembowski/Rausch to table Moore's Creek Site Condominium PUD for a few changes and until condo documents are ready.