

SAUGATUCK TOWNSHIP PLANNING COMMISSION

November 24, 2008

The Saugatuck Township Planning Commission met on November 24, 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, Kathleen Waters and Peter Stanislawski for the City of Saugatuck, and members of the general public.

Chairman Hanson called the meeting to order at 7:02 P.M. Minutes of the October 27 meeting were amended as follows: Page 2, paragraph 4 in the second line substitute “funding” for “authorization” and in the fourth line substitute “seek reevaluation of the” for “do not want.” Motion by Rausch, seconded by Milauckas, carried.

There being no general public comment, Hanson opened the public hearing on the request by the City of Saugatuck for an SAU and site plan review of a proposed 4000 sf storage building in the C-2 zone behind the Public Works building at 3488 Blue Star Highway. Notice published in the newspaper was read by Secretary Rausch. Kathleen Waters from M. C. Smith Associates in East Grand Rapids displayed the site plan and explained that the proposed building would be a pre-engineered building of metal siding and roof to match the existing buildings on the site. The existing fence will be removed and another installed some distance behind the proposed storage building and well into the part of the property which lies in the R-1 zone. Lighting will consist of wall packs over the two personnel doors in the proposed building.

Sisson reviewed his memo of November 21, stating that municipal service buildings are allowed as SAU in C-2 but not in R-1, and this proposal would extend that use into the R-1 Zone. He mentioned that there are homes on either side of this site in the R-1 Zone. Waters stated that the building would have gutters which will be directed underground to the leaching basin shown on the plan. The fence will be chain link. Sisson pointed out that the buffer yard should be wider between R-1 and C-2 property, and screening is not shown on the plan. He also said that the Planning Commission could not approve stock-piling and storage behind the proposed building within the proposed fence, and he suggested future rezoning of the R-1 portion of the City’s property. Sisson brought up the building material standards required of commercial or institutional uses as opposed to industrial uses in the Zoning Ordinance.

Rausch asked why the proposed building couldn’t be closer to Blue Star, and Waters replied that because of the cold storage building and the need for the staging area, there was not room. Milauckas asked if the evergreen trees (not shown on the plan) along the south side could be saved by moving the building slightly. Waters said the area between buildings was 110 feet and the trucks needed that much room to maneuver.

Hanson opened the hearing to public comment, and Dayle Harrison, 3108 62nd St., thought existing trees should have been shown on the plan and questioned the need for 100 feet of maneuvering space.

Peter Stanislawski, City Treasurer, said the area inside the proposed fence would be a green area, that the fence was to keep people from dumping items, which has been happening where the recycling dumpster is now. That dumpster will be gone January 1, he said.

Since there was no further public input, Rausch made a motion, supported by Edris, to close the public portion of the hearing. Motion carried.

Upon questioning by Hanson, the consensus was that the building is industrial.

Edris made a motion, supported by Rowe, to approve the SAU requested by Saugatuck Public Works reflected on the site plan dated 10-24-08, finding the following: that the facility includes proper design, yard areas, lot area, accessibility, outdoor storage are surfacing, setbacks, landscaping and screening which will satisfy the requirements of Sec. 40-419 through 40-429, Secs. 40-640, 40-649, 40-662, 40-849, 40-877, the site plan standards of Article IX, and all other applicable standards found in the Zoning Ordinance as well as the four criteria for special approval uses listed in Sec. 40-693(b); and subject to the following conditions:

1. West of the district line, the fence will be allowed but it shall be placed at least 20 feet inside of the south property line and within this buffer area a minimum of eight (8) five (5) foot tall evergreen trees shall be planted along the fence at 12 foot centers. Additional, similarly sized trees shall be planted at 12 foot centers along the west side of the rear fence and north fence up to the C-2 District line.
 2. Unless and until such time as the R-1 portion of the fenced-in area is rezoned, storage use shall not be allowed.
 3. The building walls and roof shall be of a painted metal material and match existing buildings as closely as possible.
 4. All of the roof drainage shall be directed to the front of the building and into the proposed leaching basins in the gravel staging area.
 5. Plans for the floor drains should be reviewed and approved by the sewer authority.
 6. Uses and activities must comply with those indicated on the site plan dated 10-24-08 unless otherwise indicated below. A revised site plan illustrating any revisions resulting from the requirements specified as part of this approval shall be submitted to the Zoning Administrator prior to the issuance of the SAU permit.
 - a. No new parking or loading shall be allowed to occur within the 15-foot side buffer yards, south of the new building.
 7. Compliance with the requirements of all other applicable agencies and departments is required.
 8. We find this to be an industrial use under Sec. 40-662 for the purposed of establishing the building material requirement.
- The motion carried.

Hanson opened the public hearing on the proposed water access and dock density regulation amendments, foregoing the reading of the notice published in the newspaper, and explaining where the ideas for these amendments, on which the PC has been working for a year, came from. Sisson gave a summary of what the amendments would do.

Frank Alfieri, 2394 Lakeshore Dr., Fennville, president of Lake Michigan Shore Association, said his board of directors was concerned with the dwelling unit access ratio on page 4 because it was a drastic increase over what is permitted in Ganges Township. When Hanson replied that the PC was accommodating the larger parcels, Alfieri asked how many parcels that large are there, and Hanson said there are some along the river as well as along the Lake. Alfieri asked if the amendments covered R-4, and Hanson said the same rules apply to R-4. Sisson pointed out that the "Water Access Property" in the Table of Uses should read "Yes" for R-4, page 7 of the proposed amendments. Hanson provided the audience with the chart showing the differences between Saugatuck Township now, proposed, Ganges and Laketown Townships.

David Swan, 345 Griffith, Saugatuck, president of the Saugatuck Dunes Coastal Alliance, said he wanted to affirm the purpose as stated in the R-4 Zoning Ordinance to preserve the shoreline and the fact that docks, marinas, etc. are not permitted in R-4. Hanson said the proposed amendments do not change that language. Sisson pointed out that walkways or stairways may be built with SAU, however.

Kathy Roper, 2932 Peach Creek Ct., Fennville, questioned water access in A-2 where she lives, remembering all the steps Calvano had to go through to get a permit to create a dock there, and Hanson showed her the changes in the Table of Uses.

Dayle Harrison, 3108 62nd St., president of the Kalamazoo River Protection Association, had extensive comments about development along the water, among them opposition to making the ordinance try to fit the river as well as Lake Michigan and concerns about the 50X100 foot lot and 33-foot ROW for access to the water, especially along the Natural Rivers Overlay District where there is a 50-foot no-cut strip along the river's edge. He said there are different ecological systems in the different zoning districts, parking along Lakeshore is a problem already, the DNR only allows one dock per 150 feet frontage in the Natural Rivers Overlay, R-4 water front access should be taken off the table, and he would like to see a hold put on this amendment until the PC could meet with him and David Swan.

Marcia Perry, 6248 Blue Star Highway, Laketown Township, thought there should be consistency for the whole region, requirements should be tightened up, and she thought motorized boats destroy the ecology.

Deb Matthai, 6936 Hickory Lane, Fennville, asked for clarification on the contiguity requirement of the amendment.

Hanson read a letter dated November 20 from Matt Fry of DNR which requested that the ordinance reflect the more restrictive Natural Rivers Act standards for the Lower

Kalamazoo River. Hanson said the PC intended to include that restriction. Hanson also read a brief letter from Theodore and Sheila Drooger dated November 24 in opposition to the amendment.

There being no further public input, Edris made a motion, supported by Rausch, to close the public portion of the hearing. Motion carried. Hanson said he would continue to take letters on this subject for the next two weeks.

Rowe made a motion to table the Water Access and Dock Density amendments, and Darpel seconded. The motion carried.

After a brief recess, the meeting reconvened at 10:03 P.M. Hanson opened a public hearing on the proposed amendment to ordinances referring to "Corner lots." There being no public comment, Rausch made a motion to close the public portion of the hearing. Rowe seconded and the motion carried.

Hanson suggested it would be easier to simply revise the definition of "Lot, corner" in Sec. 40-7 "Definitions," and Milauckas said he needed to be brought up to speed on the situation. Sisson explained there is a requirement for a setback from a public street, but there is no requirement except for the side yard setback from a private road.

Rowe made a motion, supported by Jarzembowski, to table this proposed Corner Lot amendment until the December 15 meeting for further study. Motion carried.

Jarzembowski made a motion, supported by Rowe, to adopt the Resolution Approving the Adoption of the Central Lakeshore Sub-area Master Plan as an Amendment to the Tri-Community Comprehensive Plan. The motion carried unanimously by roll call vote. In the discussion Milauckas said he hoped the PC would continue to be involved in any ensuing discussions by the Township Board and the Road Committee about putting in roads in that area because development may occur which will need planning. Sisson pointed out that developers could help pay for the roads. Jarzembowski said he thought there should be more intensive geological studies before any further development occurs in that area and money would be available to help fund them.

Hanson reported on the recent meeting of the Joint Planning Committee at which the policy statement from Douglas City Council was presented which said it refrained from participating in a possible Joint Zoning Administrator which was the proposal under discussion. He added that there are specific areas in which the three municipalities might be able to coordinate, such as seasonal rentals, building height restrictions, etc. The PC agreed to put these on the "to do" list.

Meeting adjourned at 11:00 P.M. The next regular meeting is December 15 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Rausch/Milauckas to approve the October 27 minutes as amended.
2. Motion by Rausch/Edris to close public portion of hearing on SAU and site plan request by Saugatuck Board of Public Works building on Blue Star.
3. Motion by Edris/Rowe to approve SAU and site plan for Saugatuck Board of Public Works building on Blue Star with conditions.
4. Motion by Edris/Rausch to close public portion of hearing on Water Access and Dock Density proposed amendments.
5. Motion by Rowe/Darpel to table Water Access and Dock Density proposed amendments.
6. Motion by Rausch/Rowe to close public portion of hearing on proposed "Corner Lot" amendment.
7. Motion by Rowe/Darpel to table proposed "Corner Lot" amendment to December 15.
8. Motion by Jarzembowski/Rowe to adopt Resolution to adopt Central Lakeshore Sub-Area Master Plan as part of Tri-Community Comprehensive Plan.