

APPROVED MINUTES

SAUGATUCK TOWNSHIP PLANNING COMMISSION

February 22, 2010

The Saugatuck Township Planning Commission met on February 22, 2010, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Rowe, Conklin, Hanson, Edris, Milauckas, Darpel

Absent: Rausch

Also present: Planner Sisson; Pat Lepior, Vicki Lepior, Attorney Ron Schipper, Don Karaus

At 7:00 P.M. Chairman Edris called the meeting to order. Edris made a request to add docks on the agenda under Updates. January 25 minutes were approved, motion by Milauckas, seconded by Rowe. Motion carried.

The Chair requested public comment and there was none.

Jack Helder sand mining issue needs to be adjudicated under Sec. 40-590(g) & 40-590(h) which establishes the floodplain overlay district. This was over looked when it first came to the Planning Commission. This means it will need a new public hearing. A letter was sent to Jack Helder from Z. A. Ellingsen dated February 12, 2010 explaining to him that he needs to submit another application for a Special Approval Use & Site Plan Review. Attorney Ron Schipper representing the Lepior's brought up a couple of issues which the commissioners said he would be able to address at the new public hearing. Commissioners thought paragraph 4 in the letter Z. A. Ellingsen wrote to Jack Helder was not very professional.

Edris opened discussion on the Wind Energy Ordinance. Planner Sisson handed out the draft ordinance to establish guidelines for siting wind energy turbines. The Commissioners and Planner Sisson went over the drafted ordinance and discussion took place over the changes that were made from the last meeting relating to Small Tower and Small Structure Mounted Wind Energy Turbines. Planner Sisson then went over the Wind Energy Turbines that need a Special Approval Use permit. Discussion took place regarding the setbacks, height, and size of the parcels for the small tower mounted turbine. Shadow Flickering and Ambient Sound Level was also discussed. Planner Sisson will make a clean draft by next week. The commissioners will look it over and then have a legal review before a public hearing is set.

Rules of Procedure-By-Laws draft dated 2-1-10 was reviewed. Commissioners went over the changes that were made from last draft dated 1-21-10. Chair Edris stated that there need not be board approval on the rules of procedures once the commissioners agree to it. Milauckas made a motion, supported by Conklin, to adopt the Rules of Procedures for Saugatuck Township Planning Commission draft dated 2-1-2010 subject to review by the township attorney. The motion carried.

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Updates:

- a) Critical Sand Dune Boundary Meeting set for March 29, 2010. Edris stated that he will talk to AI regarding noticing. Hanson stated he talked to AI and the Township is going to notice everyone like a public hearing.
- b) R-4 Rezoning Consideration status. Edris mentioned he is trying to set a date with the township attorney to have a joint meeting with the Planning Commission and the Township Board prior to a public hearing. No date was set. Commissioners would like to have a joint meeting before the next regular planning commission.
- c) Docks. Ox-bow would like a dock. Attorney Bultje is asking AI if it could be done as a restoration. But the Denison dock case could not go in front of the ZBA because the ordinance states that docks are not allowed in the R-4. Planner Sisson stated that if there is no application filed, than it doesn't have to be acted on. Discussion took place regarding having a work shop before a public hearing specifically to consider repealing, modifying or restoration of the R-4 zoning. Edris stated he would talk to Attorney Bultje on setting a date.

Meeting adjourned at 9:45 P.M. The next regular meeting is March 22, 2010.

Lori Babinski, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Rowe to approve minutes of January 25, 2010.
2. Motion by Milauckas/Conklin to adopt the Rules of Procedures for Saugatuck Township Planning Commission draft dated 2-1-2010 subject to review by the township attorney. The motion carried.