

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 19, 2010

The Saugatuck Township Planning Commission held a workshop meeting Thursday, August 19, 2010, at the township hall on Blue Star Highway, Saugatuck, MI 49453.

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

Absent: None

Also present: Planner Sisson and members of the general public.

Chair Edris called the workshop to order at 4:00 P. M. Minutes of the June 28 regular meeting were approved as presented (Rowe/Conklin).

Edris opened the discussion of the 2005 Tri-Community Comprehensive Plan by saying the state requires this review every five years to insure its relevance to current needs. He read four pieces of correspondence into the record from Cynthia McKean, Roy and Carol McIlwaine, David Swan for Saugatuck Dunes Coastal Alliance, and State Senator Patty Birkholz, all encouraging the retention of the goals already included in the Tri-Community Plan.

Public Comment: Dawn Schumann, Lakeshore Drive, and Sandra Randolph, 3442 Riverside Dr., thanked the Planning Commission for doing a good job and encouraged them to stick to the original Plan.

Edris stated that the Tri-Community Comprehensive Plan is not a legal document, only a guide to land use. The P. C. considered the "Tenets of Smart Growth," page 1-4 of the Tri-Community Comprehensive Plan and some advice from Sisson and the Michigan Association of Planning guide: No need to focus on population because 2010 Census is not yet available, need to look at goals and strategies to accommodate changes that have occurred over the last five years, need to look at areas which do not give enough guidance or need strengthening or should be more specific, need to look at extension of public utilities, need to compare Zoning Map with Plan to see how they correlate, need to plan for multi-family complexes and review mixed-use areas. Bike lanes to connect communities were discussed, and Sisson explained different ways to accommodate non-motorized transportation. Edris said he thought the goals and objectives in the Tri-Community Plan were broad enough to last a long time, but Sisson said the Plan has goals and objectives but no strategies to implement them. Hanson referred him to Section 13 in the Plan. Commercial along Blue Star Highway was discussed, and Conklin said she thought they should not discourage new business. Walkable neighborhoods and multi-family housing to preserve green space were touched on. Sisson recommended searching out areas where single-family residence has not been totally established to find suitable spots for multi-family housing, then follow up with zoning and specific standards for them, keeping in mind the availability of public utilities and adequacy of roads. Hanson was concerned with peninsular areas where more density should not be encouraged. Recognition of the new ownership of the former Denison

property and the plans and rules of the conservancy which is governing its use should be considered. Sand mining, wind energy, dredging also were mentioned.

Edris listed five areas for further study and said he would ask for sub-committees to study them: 1. Complete Street Initiative; 2. Multi-family housing, where to encourage, where to exclude; 3. Renewable energy sources; 4. Kalamazoo River dredging, Harbor Commission Report; and 5. Impact of South Denison property acquisition on communities. Sub-committee assignments made at the meeting were: Complete Street, Rowe; Kalamazoo River dredging, Milauckas; Multi-family housing, Conklin and Rausch; Renewable Energy, Conklin. Edris will make other assignments.

Edris reminded the P. C. that election of officers will take place at the August 23 regular meeting.

Meeting adjourned at 5:50 P.M. The next regular meeting is August 23 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Rowe/Conklin to approve minutes of June 28. There was no meeting in July.