

SAUGATUCK TOWNSHIP PLANNING COMMISSION

September 27, 2010

The Saugatuck Township Planning Commission met on September 27, 2010, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Rausch, Rowe, and Milauckas (late)

Absent: Conklin

Also present: Planner Sisson; Joseph Migas, Ryan Isseldyke and Pat Burroughs for golf course; Zach Bossenbroek and Dan Nally (Holland Board of Public Works) for Wind Energy issues, and members of the general public.

Chair Edris called the meeting to order at 7:00 P.M. Minutes approval was moved to later in the agenda. There was no general public comment from the audience.

Edris introduced the continuation of discussion of the nine-hole, par-three golf course proposed by Joseph Migas. Ryan Isseldyke of Holland Engineering displayed the revised site plan and presented a letter dealing with all the issues brought up at the last meeting. He said he had moved hole #1 to the east away from homes on Wiley and added a berm with white pines to shield them, added the same screening on the back of the property, and relocated the tool sheds to behind the parking lot. He said they still need to address storm water, building color, construction issues. Upon questioning by Hanson, Isseldyke said Douglas has reviewed the project, given road cut approval and is in favor of the project because it fits with their master plan as a recreation area.

Sisson said SAU must be approved for the golf course, SAU for the accessory buildings, and a separate approval of the site plan must be given. Details remaining involved front landscaping, lighting, and color of the buildings to harmonize with the surrounding residences.

Edris asked if there were any comments from the audience, and there being none, Hanson made a motion, supported by Rowe, to approve the SAU for Joseph Migas' proposed nine-hole, par-three golf course as being in compliance with Zoning Ordinance Sec. 40-693 and with the specific standards for golf course in Sec. 40-732, subject to the three recommendations listed on page 1 of Sisson's September 23, 2010 memo; that is, (1) that written approval of the Kalamazoo Lake Sewer and Water Authority for the connection to the water system and sanitary sewer system is received; (2) that final site plans are submitted addressing the details of drainage, lighting and landscaping and which meet the approval of the Allegan County Health Department (soil erosion), Drain Commission (drainage), and the City of the Village of Douglas (driveway); and (3) that all chemical and fertilizer storage and application is accomplished in accordance with Michigan Department of Agriculture standards. The motion carried unanimously.

Hanson made a motion, supported by Rowe, to approve the SAU for the accessory buildings for the golf course as being in compliance with Zoning Ordinance Sec. 40-631,

subject to the condition that the color of the buildings be complimentary to the neighboring buildings. The motion carried unanimously.

Although final site plan approval was tabled, Hanson made a motion, supported by Rowe, to give conditional approval of the site plan, dated September 8, 2010, to allow for mowing, design work and to move equipment and tool sheds onto the property, but not including any construction or excavation work, noting the project's compliance with Zoning Ordinance Secs. 40-813, 40-815 and 40-816, subject to conditions on page 2 of Sisson's September 23, 2010, memo dealing with lighting, drainage, landscaping, signage and building color. The motion carried unanimously.

Hanson made a motion, supported by Rowe, to adopt the findings for the two SAU's and the site plan found in Sisson's September 23, 2010 memo. The motion carried unanimously.

Milauckas arrived at 7:40 P.M. after the golf course issue was settled.

Edris brought up the proposed ordinance for wind energy turbines and the e-mail messages from Sisson on his research. Two issues brought up by Zach Bossenbroek, Southwest Michigan Wind Energy Development, at the last meeting were the width of the access road and the threshold height of the poles. Sisson said the industry has called "capacity factor" the percentage of what is possible under ideal conditions of wind available, and affecting that is increased technology in equipment and height of towers. There was a great deal of discussion about 80 to 100-meter towers plus 40 to 50-meter blades, how manufacturers vary, how difficult it would be to transport such long poles except perhaps by boat, whether large enough tracts of land are available. Dan Nally, Holland Board of Public Works, said he was working with several neighboring townships to find enough sites for wind turbines to make it worthwhile, not yet knowing how many kilowatts of power would be needed to make it worthwhile. He added that a 500-foot height limit, consistent with other townships would be attractive to developers.

Sisson suggested the following changes in his memo of September 23, 2010: page 1, section 2 language offered for amendment to subsection (d)(3) of the proposed ordinance would read "Total Height may not exceed 500 feet unless the applicant demonstrates through both general and site specific wind analysis and through the use of the latest generally available wind turbine and rotor blade technology, that a greater total height is necessary to achieve a capacity factor generally accepted by industry...." And page 2, possible additional language would include changes in subsection 3 to read "The minimum height increases needed to achieve various projected capacity factors within a range of 30% to 40%. If a total height is proposed that exceeds the average capacity factor for LWET's installed since 2006 having the same or similar nameplate capacity within 50 miles of the Lake Michigan Shoreline of Michigan . . ." He would retain the remainder of his proposed language relating to height on those two pages. As far as the width of the access road goes, Edris said he would ask the Fire Department to review this memo.

Rowe made a motion, supported by Rausch, to table the wind energy discussion to the next meeting for Sisson's final draft. The motion carried unanimously.

Edris brought up the proposed amendment to the dock ordinance, saying earlier that it is in the hands of Atty Bultje for review. Dealing with questions of what the Department of Natural Resources and Environment considers when it approves a dock, Sisson has provided a memo dated September 27, 2010, which states that the DNRE must approve a marina if the applicant has riparian rights and if it does not interfere with navigation or the riparian rights of others, but environmental and public trust impact is specifically excluded from the Statute. In the case of individual docks, it still considers environmental issues secondarily to the above stated issues. No permit is required for seasonal docks. In answer to Milauckas' question, Sisson replied that the DNRE has no regulations regarding the number of docks per frontage foot.

After a brief recess, the meeting reconvened at 9:00 P.M. to consider the August 23 minutes. On page 3 Milauckas proposed to amend the first sentence in the last full paragraph to read "Milauckas expressed his concern that the McClendon issues will be settled by lawyers and the Township Board, . . ." Motion to approve as amended (Rowe/Hanson) carried.

Edris said he asked Bultje if it would be a violation for the Planning Commission to make a motion to the Township Board concerning the Federal lawsuit, and Bultje replied that it would not be illegal but it was not advisable because it is not in the job description of the Planning Commission, it would be done without authority, and it might make it more difficult to come to a compromise, but he would not say how. Bultje advised that individual Commissioners could do that, however. Edris and Hanson said they agreed with Bultje that it is not in the job description. Milauckas disagreed, saying it is the Planning Commission's job to review PUD's, not the Township Board's. At Hanson's suggestion, Edris offered to write to the Township Board saying the Planning Commission has skills which it offers in a resolution of the Federal lawsuit.

Edris asked the remaining Commissioners to give him dates they would not be available for a special meeting to consider the Tri-Community Plan. Edris said he would set a date and send out assignments for special issues.

Meeting adjourned at 9:20 P.M. The next regular meeting is October 25, 2010, at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Hanson/Rowe to approve SAU for Joseph Migas' 9-hole par-3 golf course with conditions.
2. Motion by Hanson/Rowe to approve SAU for golf course accessory buildings with conditions.
3. Motion by Hanson/Rowe to conditionally approve site plan for golf course for certain activities short of construction.
4. Motion by Hanson/Rowe to adopt findings by Sisson for two SAU's and site plan for golf course.
5. Motion by Rowe/Rausch to table wind energy discussion to next meeting for final draft.
6. Motion by Rowe/Hanson to approve amended minutes of August 23, 2010.