

SAUGATUCK TOWNSHIP PLANNING COMMISSION

January 31, 2011

The Saugatuck Township Planning Commission met for a workshop on January 31, 2011, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Conklin, Darpel, Edris, Hanson, Milauckas

Absent: Rausch and Rowe

Also present: Planner Sisson and Dayle Harrison

Chair Edris called the meeting to order at 4:37 P.M. and added a discussion of the boundary rules to the agenda.

Public comment: Dayle Harrison, 3108 62nd St., asked how wind generation will be represented in the Tri-Community Plan and will the work of the Harbor Committee be included. Edris explained that the P. C. will propose including renewable energy and reference to the Harbor Committee's work to the Plan, probably through an addendum.

Edris stated that he had correspondence from David Swan, President of the Saugatuck Dunes Coastal Alliance, which called for extension of the R-4 zoning boundaries to include critical dunes adjacent to the eastern edge of the current boundary.

Also presented to the P. C. were Sisson's suggestion for language dealing with population and the economic profile for Chapter 3 of the Tri-Community Plan and Hanson's suggestions for discussion of Critical Dunes in Chapter 4, for farm preservation and for purchase of the south portion of the Denison property in Chapter 5.

Edris directed the P. C. to proceed reviewing the Tri-Community Plan with **Chapter 9**, stating that some comments on how the economic downturn has affected growth in the area might be appropriate on **page 9-1**. Hanson said he could get figures from the office on new residential building for the first paragraph on **page 9-6**.

Chapter 10: Sisson provided for **page 10-5** a discussion of **Multi-family residential** in the Township. He encouraged the P. C. to designate areas in the Township for this type of "affordable, alternative" housing and pointed out areas on the map which might be appropriate for multi-family developments of 5-7 units per acre where there are public utilities and easy access to roads, that is, along Blue Star Highway from Exit 41 to the city line and near Exit 36. He suggested calling it R-5 zoning.

Sisson also provided a few pages of information on "Regulating Duplexes/Two Family Dwellings" which he had previously given the Commissioners.

Hanson stated that the discussion of **Greenspace** on **page 10-7** should be modified because it refers to the Denison property.

Chapter 11: Hanson pointed out that the list of Zoning Districts has changed somewhat for the Township **page 11-5**, and Sisson suggested adding Residential Multi-Family in the “Zoning Plan” **page 11-1**, to the list on **page 11-5**, and as a paragraph of explanation on that latter page. Hanson asked Sisson if he could change **Table 11-2, page 11-6**.

Harrison maintained that the R-4 zoning designation should extend to Pine Trail Camp, whereas a lot of the property McClendon has purchased in addition to the Denison property is now R-1.

Language for critical dune protection should be included and Sisson was asked to draft it. He thought it should be included in **Chapters 10 and 11**.

Chapter 12: Hanson pointed out that there is a reference **page 12-2** to an effort to consolidate the three municipalities into one, which R. J. Peterson wanted in the Plan. Sisson suggested asking the other jurisdictions about a consensus on Statements #4 and #5, whether to take them out or modify them to reflect the current status.

Edris said Chapter 13 would be left for another workshop.

Milauckas asked questions about the District Boundary Determinations and Zoning Assignment which had been provided by Sisson. Sisson explained that these rules do not change the overlay district and they do not change zoning. He demonstrated some hypothetical situations.

Meeting adjourned at 6:15 P.M. The next regular meeting is February 28 at 7:00 P.M. The next workshop is March 7 from 4:30 to 6:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary