

SAUGATUCK TOWNSHIP PLANNING COMMISSION

September 26, 2011

The Saugatuck Township Planning Commission met on September 26, 2011, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Edris, Hanson, Harrison, Milauckas and Rausch

Absent: Conklin and Rowe

Also present: Planner Sisson; Deborah Colvin, Todd Paquette of Driesenga Associates and Todd West for Kingfisher Cove.

At 7:02 P.M. Chair Edris called the meeting to order.

Hanson made a motion to table the minutes of the August 22 meeting to the next meeting, pending review by Attorney Bultje. Harrison seconded and the motion carried. Two issues were specifically mentioned: Page 2, next to last paragraph, "He (Bultje) advised settling this (medical marijuana ordinance) as simply, shortly and cheaply as possible," and Page 2, last sentence, "Bultje called it (consent judgment) 'contract zoning,' and he offered to return after the judgment to help the Planning Commission figure out what is possible." Edris said he had noted this and would forward the minutes to Bultje for his review and inform the Commissioners as to his decision.

There was no general public comment. When Edris prepared to open the site plan review for the storage building proposed by Kingfisher Cove Condominium, Milauckas recused himself because he owns property across Blue Star Highway from the project. Milauckas also questioned, as a taxpayer, why the court recorder was present when the subject of the consent judgment with Singapore Dunes LLC is not on the agenda, saying it was a waste of the taxpayers' money. He added that he thought if the court recorder were not present, the Planning Commission was not allowed to discuss the issue. Edris said he questioned the need earlier and was told by Wester, Bultje and Noland that the court recorder would be at every meeting. Hanson said he would raise the issue with the Township Board to see if they could reevaluate the original advice from the attorney. Milauckas left the meeting at 7:30 P.M.

Secretary Rausch read the public notice for the Kingfisher Cove storage building site plan review. Edris read a letter dated September 22 from Kenneth R. Marcus, 6684 Stonebridge East, West Bloomfield, MI, who owns a condominium unit at Kingfisher Cove, which stated that he did not know the unit owners were consulted about this storage building earlier and questioned the number of storage units and the repositioning of the dumpster.

Todd Paquette, Driesenga Associates, introduced Deborah Colvin, owner, and Todd West, builder, displayed the site plan, and explained that the original 2006 resolution for Kingfisher Cove PUD Site Condominium included the future storage building. Proposed is a 1968 sf building containing 8 units each 10'X20' on 1.3 acres. These units, situated

near the entrance to the development on the commercially-designated parcel, will be sold only to Kingfisher Cove cabin owners. They will look similar to the cabins but vinyl sided. The drive will be gravel, the only utility necessary will be electricity, lights will be shoebox-style on the front of the building, no building will take place in the floodplain or wetland nearby, and only those trees necessary to make room for the construction will be removed, leaving a buffer along Blue Star Highway. Paquette said they would like conditional approval and intend to begin construction within 24 months.

Sisson reviewed his memo of September 23, pointing out that the master deed must be amended to reflect that the storage is only for cabin residents, that the Ordinance requires off-street parking and loading areas be paved, but the P.C. has discretion to waive this, and there should be a concrete apron in front of the doors, that the height of the building does not conform to commercial requirements, that the drainage should be reviewed by the Drain Commission and MDEQ, that the proposed lighting fixtures should be verified, and that the dumpster should be fenced and gated.

There was some disagreement over whether the trees should be surveyed, Harrison saying it was required in a document he found in the original file, and Sisson saying that was superseded by the resolution that was approved. Hanson said he was concerned about the ownership provisions: what if an owner sells his cabin but his buyer doesn't want the storage unit and he decides to keep it? That way the storage unit would be owned by an outsider. Also what if it's difficult to sell the storage units to the cabin owners? Colvin said most of the current owners want the storage units, and they would come up with language to assure that they are only owned by residents. The nonconformance of the height of the building was solved by determining it to be an accessory building. Hanson was concerned about dust from the gravel drive, saying these storage units could be garages and therefore used more often than just to retrieve some stored item. Harrison wanted the site staked to better determine how the wetland may have increased.

Hanson made a motion, supported by Rausch, to give conditional approval of the site plan for the proposed storage building for Kingfisher Cove PUD, based on the drawing dated 9/13/2011, with the following conditions:

1. Copies of the amended Master Deed and By-law documents limiting the sale and use of the units must be submitted to the Planning Commission for review prior to approval.
2. Parking: An 8-foot concrete or asphalt apron must extend along the entire length of the building in front of the doorways.
3. Landscaping and Tree Protection Zone (TPZ): The site plan must be modified to note the type and size of tree plantings north of the building; the tree protection provisions now in place remain in place over the balance of the undeveloped site; applicant will provide the 2005 tree survey with any major changes noted.
4. Drainage: Prior to commencement of construction, the drainage plan must be approved by the Allegan County Drain Office and MDEQ, as applicable, and documentation submitted to the Zoning Administrator.
5. Outdoor lighting: Cut sheets for the fixtures should be provided for verification.

6. Building design: the building roof pitch and height will remain as proposed since the Planning Commission has determined that this structure is an accessory building.
7. Dumpster: Opaque fencing and gating of the dumpster is required. The site plan must be modified to illustrate this.
8. Outdoor storage: Outdoor parking and storage is prohibited.
The motion carried unanimously.

Meeting adjourned at 9:20 P.M. The next regular meeting is October 24 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Hanson/Harrison to table minutes of August 22 to next meeting pending review by Attorney Bultje.
2. Motion by Hanson/Rausch to give conditional approval of site plan dated 9/13/2011 for proposed storage building in Kingfisher Cove PUD with several conditions.