

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 27, 2012

The Saugatuck Township Planning commission met on August 27, 2012, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Conklin, Hanson, Harrison, Milauckas, Rausch, Welk

Absent: Rowe

Also present: Planner Sisson, Daryl Vandyke for KLSWA and Carey Bond for Fleis & Vandenbrink.

Chair Conklin called the meeting to order at 7:13 P.M. Milauckas asked to add to the agenda a discussion of the Planning Commission's role regarding Singapore Dunes applications to the ZBA/PC, and Harrison asked to add a discussion of R-3 and R-4 issues. Hanson made a motion to adopt the amended agenda, Rausch seconded, and the motion carried.

Milauckas made a motion to approve the minutes of July 23, 2012. Hanson supported and the motion carried.

There being no public comment, Secretary Rausch read a letter from Tillman-Colvin LLC, dated August 24, 2012, requesting a two-year extension on their approval for a garage building next to the Kingfisher Cove so the final phase of cabins can be built at the same time. It was decided to put this item on the September agenda.

Next on the agenda was the application for site plan review of proposed improvements at the Kalamazoo Lake Sewer and Water Authority. Daryl Vandyke explained the need for rehabilitation and expansion of the facility. Cary Bond of Fleis & Vandenbrink, project manager, said he had reviewed Sisson's memo of August 21. Bond supplied drawings showing parking and a preliminary landscaping plan, dated August 22, and said he had forwarded to Sisson a lighting plan. The first issue in Sisson's memo, the inadequate 48-foot front yard setback, however, will require a variance from the ZBA.

After much discussion, Hanson made a motion, supported by Rausch, to recommend approval of the KLSWA site plan dated 6/20/12, subject to the following: 1. The landscaping plan dated 8/20/12 must be followed; 2. Prior to construction the applicant must submit evidence to Township Building Inspector that the project complies with applicable soil erosion and sediment permitting requirements; 3. The Saugatuck Township Fire Department must review and approve building plans; 4. The site plan approval shall not go into effect until the Zoning Board of Appeals approves the variance request to allow the setback indicated on the proposed site plan, and this conditional site plan approval shall be null and void unless the Zoning Board of Appeals grants the necessary variance. The motion carried unanimously.

Secretary Rausch read a portion of a letter from Z. A. Ellingsen, dated August 26, dealing with "unused signs after the copy has been removed," in which he states that the remaining structure which held the sign is no longer a "sign." Sisson pointed out that neither the sign ordinance nor

the definition section includes the structure supporting the sign as part of what is considered a "sign." He added that even though there is no longer a message on the structure, it still is of potential use to the owner who could challenge a demand for its removal. Milauckas referred to Secs. 40-634 (k)(2), 40-1011 and 40-1014 to contend that a nonconforming status no longer is valid after a structure is not used for one year. After much discussion of how to deal specifically with what is left of the nonconforming, unused Marathon sign, it was decided that, as a first step, Milauckas and the Chair would draft a letter to the ZBA and ask for its review of the Zoning Administrator's interpretation that a sign is the message board and explain that the Planning Commission considers a "sign" to include the structure which supports it, as well.

After a brief recess the meeting reconvened at 9:20 to discuss Private Roads. Some examples of problems involving corner lots created by land divisions were depicted. Milauckas suggested that this issue be tabled to a meeting when both Rowe and Sisson can be present.

Milauckas brought up his e-mail of August 23 regarding the review of the Planning Commission's role vis a vis Singapore Dunes applications to the ZBA and the return to R-3B zoning, which includes Sec. 40-337 concerning critical sand dunes requiring Special Approvals and permits. Sisson stated that he thought the Singapore Dunes group wants a chance to present their plan to the Planning Commission, and they can't until they get certain variances from the ZBA. In spite of all the suggestions from the Planning Commissioners about what advice they could give, Sisson said there is no role for the Planning Commission until the ZBA settles the variances. However, Harrison made a motion, seconded by Milauckas, that the Planning Commission send a letter to the ZBA offering its help. In the ensuing discussion, Welk pointed out that Rowe is on the ZBA and acts as a liaison. Roll call vote: Milauckas, No; Rausch, No; Welk, No; Hanson, No; Harrison, Yes; Conklin, No Motion failed.

Secretary Rausch read a letter from Mary Schmidt of Laketown Township stating her concerns about the Singapore Dunes inclusion in their plan of an equestrian center so near the lakeshore, river and sand dunes.

Meeting adjourned at 10:58 P.M. The next meeting is September 24 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Hanson/Rausch to adopt amended agenda.
2. Motion by Milauckas/Hanson to approve minutes of July 23 as presented.
3. Motion by Harrison/Milauckas to send a letter to ZBA offering P. C. help with Singapore Dunes variances. FAILED