

Approved Minutes
Saugatuck Township Planning Commission
January 27, 2014 – 7:00 P.M.
Saugatuck Township Hall
3461 Blue Star Hwy
Saugatuck, MI 49453

1. Call to Order: Chair Rowe called the meeting to order at 7:05 P.M.
2. Roll Call: Members present - Rowe, Rudich, Cook, Milauckas.
Members absent – Welk, Harrison, Conklin
3. Review and Adopt Agenda:
 - A. January 27, 2014 Regular Meeting Agenda
Postponed agenda items: (6) (7) (10). Moved agenda items: (5) Added to budget report. Addition to agenda: (12) (13)

Motion by Milauckas, with support from Rowe, to approve the January 27, 2013 regular meeting agenda as amended. Motion carried by voice vote.

4. Public Comments and Correspondence:
 - A. No correspondence
 - B. Public Comments
Larry Dickie, Old Allegan Rd. – Fracking committee member, addressed wetland ordinance proposal and Pottawatomie’s DEQ wetland blasting application.
Rudich stated there will be a March public hearing on this application.
5. Site Plan Review:
 - A. Ox-Bow Inc. Parcel#0320-004-014-00 & 10: Application to expand an existing facility. An application from Ox-Bow, Inc., 36 S. Wabash, Chicago, Illinois 60603 to expand the existing facility located at 3435 Ruprecht Way, Saugatuck, MI 49453 (Parcel #0320-004-014-00 & 10) in accordance with the submitted Site Plan. An application to gain approval for the construction of a new metal sculpture studio. The facility is located in the R-4 zone and the ZBA must also approve the expansion of the non-conforming use of the complex. The project was reviewed under Article IX, Site Plan Review. Applicant Elizabeth Chodos was present to answer questions. Following a review of Sisson’s report, Ms. Chodos addressed Sisson’s questions:

RE: Excess soil disposal – The applicant is currently working to obtain contractor bids and is working with DEQ on obtaining permits.

Site Grading/Lighting/Restoration – Grading will be returned to current grade. Lighting will be double illuminated. Specs will be provided.

Water supply – Current plans are to tie into existing water and sewer. Minimal excavation will be required.

Tree Removal – 5-6 trees will be removed, minimal removal will occur. An addendum was submitted to the site plan (tree removal map).

The Fire Dept. and State level critical dune permit she is in process of obtaining permits.

Commission reviewed Sisson's memo which covered all Standards (8:16) for Site Plan Review.

Motion by Milauckas, with support from Cook, to approve the proposed site plan dated 1/11/14 for the Ox-Bow expansion based upon compliance with the general standards of Section 40-8 (16) in the Site Plan Review Ordinance and Site content review of 8(14) contained in consultant Sisson's memo dated January 22, 2014. Also contingent upon issuance of DEQ permits and Fire Dept. review and approval and with the following conditions:

1. Soil disposal/Site grading/Site restoration must be in compliance with permits required from DEQ.
2. Tree removal be consistent with addendum submitted at the January 27, 2014 Planning meeting.
3. Lighting must be consistent with the requirements of Lighting Ordinance Section 46:49

Motion carried by voice vote.

6. Public Hearing

A. A public hearing for Special Approval Use (SAU) to reestablish a motel within an existing stand along building at 6541 Blue Star Hwy . Parcel # 0320-042-00 in the C-1 zone. The structure and use was previously known as the "Hootin Inn" and the use was discontinued for more than a year. The application was reviewed with the standards found in Article VI, Special Approval Uses, Section 40-723 and also requires approval under Article IX: Site Plan Review. Applicant Terrance Shull of Douglas was present to answer questions.

Milauckas requested the fact that he is a Lodging owner be entered into the record and that the record shows Mr. Shull had no opposition to this disclosure.

The Fire Chief does have a copy of the application and upon site inspection by Ellingsen the building looks sturdy. Milauckas inquired if all surrounding properties have been properly notices. Further discussion surrounded buffering (green zone), members were satisfied that foliage currently located on the property satisfies a buffer zone.

Hearing no further discussion, Rowe closed the Public Hearing (8:40 P.M.)

Motion by Rowe, with support from Rudich, to approve the Site Approval Use application by Terrance Shull following review of the four standards under Section 40-693, basis of determination, with the following condition:

1. That the property 10' in width running the entire length of the North/South property line be left in "as is" condition in perpetuity (in regards to natural foliage).

Motion carried by voice vote.

7. Township Board Updates and Planning Commission Comments:

Rudich reported that the budget for Attorney fees and Planner fees has been raised.

Milauckas inquired about the expenditures for Planning Commission that were discussed at the previous meeting, and updated new Planning member Cook. Rudich will bring the Attorney statements to the next meeting for Commission review. Rowe requested this be an agenda item at the next meeting.

8. Additions to Agenda:
 - A. Publication of Draft Minutes
Milauckas questioned if draft minutes should be published to the website. After discussion it was determined that the draft minutes in question were a part of the Commission packet published on the website.
 - B. Re-Organization of Zoning Administrator duties
Milauckas would like PC members to be involved with the determination of new duties. After discussion it was determined that the job qualifications would be an agenda item at the next meeting and that PC would be involved with reviewing the qualifications.

9. Adjournment:
Meeting was adjourned by Chair at 9:20 P.M.

Respectfully Submitted by Pam Aalderink, CMC