

Saugatuck Township Regular Planning Commission Meeting October 27, 2014

APPROVED MINUTES

SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 27, 2014

The Saugatuck Township Planning Commission met on October 27, 2014 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Rowe, Miller Cook, Prietz, Welk, Rudich, Conklin, Milauckas
Also Present: Zoning Administrator Steve Kushion

At 7:00 pm Chairperson Conklin called the meeting to order.

Agenda: Move to add 'Pledge of Allegiance' to the agenda immediately after the roll call. Welk motioned to approve. Rudich seconded. Motion passed unanimously. Move to add 'Pledge of Allegiance' to all future planning commission meeting agendas. Welk motioned to approve, Rudich seconded. Motion passed unanimously. Milauckas stated that he would like to add two items to the agenda. These were items that were on the August planning commission meeting agenda. The first item was to pursue having a discussion with attorney Bultje regarding the language in Section 40-337 which is the ordinance that was affected by the new state sand dunes legislation. Attorney Bultje stated that some sections are enforceable and the planning commission thought that maybe the ordinance should be cleaned up. The second item that the planning commission also wanted to discuss with attorney Bultje was the issue of the R4 district being a ghost zone in our township and would it make sense to consider removing that from our ordinance so it's not on the map. Rudich stated that he was opposed to talking about these possible agenda items without any representation from Singapore Dunes being present at the meeting. There is a scheduling issue with attorney Bultje not being able to come to a planning commission meeting unless it is on the fifth Monday of the month. Milauckas stated that a memorandum is not a good substitute for having a dialogue with attorney Bultje. Welk stated that he thought that since the courts have already ruled on this issue, we don't have anything to discuss. Discussion regarding having the planning commission meeting on a different night so that attorney Bultje could attend and discuss these two items with the planning commission. Since the November meeting falls in the week of Thanksgiving, the planning commission meeting will probably be moved anyway. Kushion will check with attorney Bultje regarding the possibility of having him come on November 17 or November 19 to a rescheduled planning commission meeting. Rowe motioned to accept the agenda as amended. Rudich seconded. The motion to pass the amended agenda passed unanimously.

Public Comments & Correspondence: No comments or correspondence.

Review Budget Reports and Information: The available balance column is what's left for the budget year which runs from July 1 to June 30. Rudich and Township Manager Sheridan made changes to some of the accounts. Conklin stated that some of the commission members wanted to get a subscription to a planning magazine.

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Review of September 29, 2014 meeting minutes: Change of 'Chairperson' to 'Vice-Chairperson'. Rudich motioned to approve the minutes as amended, Rowe seconded. Motion to approve the meeting minutes as amended was approved unanimously.

Discussion of a possible Temporary sign amendment: Kushion sent out a notice to everyone in the commercial district on Blue Star. Some businesses have responded favorably, saying that they would take their signs down. Starting next spring when more businesses will want to put up temporary signs, they will want to have some type of temporary sign ordinance in place. The township has technically allowed the temporary signs for some time because the previous zoning administrator did not enforce the ordinance. There are many different options to consider, for example: ban temporary signs completely, some type of permit allowing the signs for a certain time period per year or allow them by right with a certain number allotted to each business, etc. There could also be a temporary sign ordinance where governmental or special event signs are exempt. Kushion stated that he would like to see temporary signs be allowed but regulated, possibly by the size and/or number. Conklin stated that she thought there was an ordinance saying that a business could have an Open sign that was not attached to the building during hour of operation. Now, however, there are oversized flags which might be allowed while the business is open but not be allowed to be out all day. Milaukas asked Kushion what the definition of a temporary sign was in Ada. Kushion stated that it was up to the zoning administrator as to if the temporary sign was permitted. Milaukas asked about the time frame for a temporary sign to be up. Kushion stated that the temporary sign rules in Ada said that the temporary sign is allowed to be up for 28 days of temporary signage a year, specifically display of a temporary sign is allowed for seven consecutive days, four times a year. The township ordinance could incorporate time limits with variations for the summer. Kushion will look into several municipality's sign ordinances and add it to next month's agenda.

Discussion regarding Landscape Contractors: The possible landscape contractor business fell through. There are no regulations for landscape contractors but the issue has not been brought up a lot in the past. The previous zoning administrator considered landscape contractors as 'Outdoor Sales' but Kushion thinks that is quite a bit different and shouldn't be covered under Outdoor Sales. A possible landscape contractor ordinance is included in the packet, using Ada's ordinance as an example. Changes might possibly be made as to minimum parcel size, possibly limiting it to five acres in the Residential district and SAU in the Commercial and Industrial district or maybe only allowing landscape contractors in the Agricultural districts. Kushion will bring an outline of a possible amendment to the December or January meeting so details can be discussed. Milauckas asked about the status of the parcel on Blue Star and I-196 now being used as a staging area. Should this issue have come before the planning commission so that the use of the property could be monitored? Can a private property owner agree to let his property be used as a storage area without any oversight? Kushion will find out the status of the property.

Township Board Updates: Rudich stated that the Township board has canceled the All Board meeting that had been scheduled because of the fact that the R4 issue is still before the planning commission. Rudich stated that he got in touch with Sherry Batzer from Cooley Law and she is still interested in helping with finishing up of the fracking ordinances.

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Open Discussion: Miller Cook asked Kushion if he had looked any further into the noise ordinance. Discussion regarding the issue in the City of Saugatuck regarding rental properties being rented out to large groups of people. Kushion received complaints over the summer regarding the same issue with rental properties on the lakeshore. Regulation of fireworks is also being looked at in regards to the noise ordinance.

Meeting adjourned at 7:58 pm.

Janna Rudich, Recording Secretary

1. Motion to approve the amended October 27, 2014 agenda. Welk motioned, Rudich seconded. Motion carried 7-0.
2. Motion to approve the amended minutes of the September 29, 2014 Planning Commission meeting. Rowe motioned, Rudich seconded. Motion carried 7-0.