

APPROVED MINUTES

The Saugatuck Township Planning Commission met on January 26, 2015 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

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

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

**Pledge of Allegiance**

**Review and Adopt Agenda:** Milauckas asked to add 'Update on the Tri-Community Comprehensive Plan' to the agenda. Milauckas also asked if this item could be a standing item on the agenda until the Comprehensive Plan is finalized. Rudich motioned to approve the agenda as amended, Welk seconded. Amended agenda approved unanimously.

**Review of November 19, 2014 meeting minutes:** On page 2, line 3, change 'maybe' to 'may be'. On the 'Township Board Updates' agenda item, change 'amendments' to 'non-substantive amendments'. Rudich motioned to approve the minutes as amended, Welk seconded. Amended minutes approved unanimously.

**Public Comments & Correspondence:** No public comments. Correspondence from Norman Deam and Kay Smalley.

**Public Hearing:** Attorney Bultje stated that he was unaware that the township had already reverted the Smalley and Deam parcels in July. Rudich stated that the Deam and Smalley properties were not properly noticed in July regarding reverting their properties back to their original zoning district. Attorney Bultje stated that since the two property owners were never properly noticed, the zoning of their property was never changed. Discussion regarding postponing the Public Hearing until next month so that the two property owners can be properly noticed. Attorney Bultje stated that the four parcels plus the two parcels that were not properly noticed could be specifically listed as reverted back to what they originally were before they were R4. This would be a zoning map change that would be publicly heard. There would be a zoning text amendment that would be publicly heard which would be the elimination of the R4 language because there would no longer be any R4 property. There also would be the critical dunes provisions which we would consider to be non-enforceable in the public hearing. Decision was made to postpone the Public Hearing until next month's meeting. Miller Cook motioned to postpone the Public Hearing until next month, Prietz seconded. Motion approved unanimously.

**Review of Sample Temporary Sign Ordinance Language :** Kushion stated that there is a group of Blue Star Highway business owners that has been meeting regularly to talk about issues that they have. After talking with the owners, they would like to meet with Kushion to discuss temporary sign ordinance language. Kushion will see what they have to say and come back to the commission with their comments. Discussion regarding the different types of sign ordinances that could be considered.

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Prietz stated that he is in favor of Kushion meeting with the business owners to hear what they have to say before we force something upon them. Discussion regarding business with non-conforming signs along Blue Star Highway.

**Discussion of Residential Dwelling Units** Conklin stated that this is worth discussion but she would like Rowe to be at the meeting. Attorney Bultje stated that to allow some residential use that would not interfere with commercial use would be a good idea. He would be inclined to allow it as Special Use without making it a Mixed Use five acre requirement so that we could make sure that it doesn't have an impact on the area. The issue will be brought up again at the March meeting.

**Township Board Updates:** No updates from the Township Board.

**Review Budget Reports and Information:** Rudich stated that he wanted to clarify that the balance sheet escrow amounts included a balance still due from MeadowArgus. Revenue, expenditures and attorney fees are in line and under budget.

**Tri Community Update:** Milauckas stated that the Tri Community Board has completed going through and drafting the amendments. They are now online and the drafts have been or are in the process of being distributed to the three Planning Commissions. The three Planning Commissions would review the draft and they would submit any suggested revisions back to the Joint Planning Committee and the Joint Planning Committee would make any necessary changes to the draft. Rudich stated that this should be on the Planning Commission agenda for next month. Milauckas stated that the Planning Commission members should go over the draft before next month's meeting. After the three Planning Commissions have approved it, it is sent to the legislative bodies and after the legislative bodies okay its distribution, the information is sent to the surrounding communities and the Public Hearing would be held 40 days after that.

**Next Planning Commission Meeting:** The next Planning Commission meeting will be on February 23, 2015.

Meeting adjourned at 8:14 pm.

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Janna Rudich, Recording Secretary

1. Motion to approve the amended January 26, 2015 agenda. Rudich motioned, Welk seconded. Motion carried 7-0.
2. Motion to approve the amended minutes of the November 19, 2014 Planning Commission meeting. Rudich motioned, Welk seconded. Motion carried 7-0.
3. Motion to postpone a Public Hearing regarding striking the R4 zoning district from the township ordinances which would include a zoning text ordinance amendment eliminating R4 and also a zoning map ordinance amendment rezoning any remaining R4 property into other zoning districts. Miller Cook motioned, Preitz seconded. Motion carried 7-0.
4. Motion to adjourn. Welk motioned, Rudich seconded. Motion carried 7-0.