

Saugatuck Township Regular Planning Commission Meeting April 27, 2015

APPROVED MINUTES

The Saugatuck Township Planning Commission met on April 27, 2015 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Conklin, Prietz, Welk, Milauckas  
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:** No changes to the agenda. Rudich motioned to approve the agenda, Welk seconded. Motion approved unanimously.

**Review of March 23, 2015 meeting minutes:** Insert 'on proposed zoning amendments' after every mention of 'Under Public Hearing' in 'Review of February 23, 2015 meeting minutes'. Rudich motioned to approve the amended minutes, Miller Cook seconded. Motion approved unanimously.

**Public Comments & Correspondence:** Larry Dickie, 6108 Old Allegan Rd, commented on a meeting he attended in Fennville put on by the West Michigan Sierra Club.

**Timing of PC Minutes:** Milauckas stated that he would like to receive the draft PC minutes within a week or so of the PC meeting.

**Review of Tri-community Master Plan:** Conklin stated that the Tri-Community committee has not met because the City of Saugatuck has been very busy with other issues. The next Tri-Community meeting is scheduled to be sometime in July. Rudich stated that the build out analysis changes and the elimination of any R4 references have been made. Rudich also stated that there were three recommended changes. The first change was take out the recommendation to prepare and maintain a sub area for the Oxbow peninsula including the Dennison property since the City of Saugatuck has already done this. The second change was under the green space portion of the plan and the change was to remove Aubrey McClendon's name so there aren't any land owners who are specifically named in the plan. The third change regarded removing the public acquisition since the three entities are no longer working on that. Milauckas feels that in Chapter 9-1 there seems to be an inconsistency in the household size. This inconsistency was fixed in later versions of the master plan. Prietz stated that he has found some grammatical errors in the master plan. He wondered if a new survey should be done. Discussion regarding timing of updating the master plan and surveys. Discussion regarding language in the policies section regarding a shared planning commission and shared zoning language between the tri-communities. Conklin will bring this inconsistency to the next Tri-Community master plan meeting. Mr. Dickie brought up that the master plan is well regarded by the people of the tri-communities and is often used when contentious issues arise. Prietz stated that it would be good to have some kind of language in the master plan regarding transient docking.

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**Discussion of Letter to Fleming Oil:** Miller Cook read the letter that was sent to Thomas Fleming, Fleming Oil on April 14, 2015. The letter was regarding the dilapidated sign and concrete barriers that are on the property at 2200 Blue Star Highway. ZA Kushion has not had any response to the letter and will call the property owner this week. He also stated that he is aware of someone who will take the sign down for free. Discussion regarding buffering and a timetable for removal of the concrete barriers.

**Temporary Sign Ordinance Language Update:** ZA Kushion stated that has had no response from the notices that were put in the newspaper. Discussion regarding sending notices to property owners with illegal temporary signage hoping this would prompt discussion on temporary signs. The issue of temporary signs will be tabled because of the lack of interest and input by property owners.

**Review Budget Reports and Information:** Rudich stated that there were no planner fees for the year. The township is under budget at the end of March.

**Township Board Updates and Planning Commission Comments:** Rudich stated that the township has a new attorney, Scott Smith from Law, Weathers and Richardson. The hiring of a new attorney was prompted by several ongoing negotiations and issues that involve the township and Laketown Township. Since Mr. Bultje also represents Laketown Township as their attorney, it was felt that there was a conflict of interest on his part. Milauckas asked if the township is retaining enough capacity, etc. regarding sewer and water for future growth in the township. Milauckas brought up the possibility of revisiting the critical dunes language at some time in the future to see if it should apply to more than just one zoning district.

**Next Planning Commission Meeting:** The next Planning Commission meeting will be on June 22, 2015.

Meeting adjourned at 8:13 pm.

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Janna Rudich, Recording Secretary

1. Motion to approve the April 27, 2015 agenda. Rudich motioned, Welk seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the March 23, 2015 Planning Commission meeting. Rudich motioned, Miller Cook seconded. Motion approved unanimously.