

APPROVED MINUTES

The Saugatuck Township Planning Commission met on September 28, 2015 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

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

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

**Pledge of Allegiance**

**Review and Adopt Agenda:** Add 'Tri-Community Master Plan Update' between Item #10 and #11. Rowe motioned to approve the amended agenda, Rudich seconded. Motion approved unanimously.

**Review of July 27, 2015 meeting minutes:** Change 'a week or less' to 'less than a week in the second to the last paragraph on the first page. Change 'ZZ' to 'ZA' in the second to the last paragraph on the third page. Rudich motioned to approve the amended minutes, Rowe seconded. Motion approved unanimously.

**Public Comments & Correspondence:** No public comments or correspondence.

**Industrial Site Plan Review for 1,922 sq ft Pole Barn at 6382 134<sup>th</sup> Street:** Mr. Roger Poel moved a pole barn on to his property. ZA Kushion sent him a notice saying that all buildings put up in the industrial zoned district need to have a site plan review. Mr. Poel was present at the Planning Commission meeting and explained that he was only going to use the storage building for his personal items. This type of use is allowed in the industrial zoned district but still needs to go through site plan review. ZA Kushion recommends that the site plan review should be approved. Notices were sent to adjoining property owners and no objections were received. Rowe motioned to approve the site plan review, Prietz seconded. Motion approved unanimously.

**Fleming Oil Update:** The sign has been taken down. The township and Fleming Oil are currently in negotiations that would let the concrete barriers remain on the property for a year and a half to two years. These concrete barriers are not owned by the Fleming Oil. There are also piles of sand and gravel on the property. ZA Kushion would like the property owners to clean up the site and make it look better than it does now. He is hopeful that the owner of the concrete barriers that are stored on the site would have them removed by next summer. Fleming Oil has verbally agreed to remove the barricades in the year and a half to two year time period but nothing has been written down. The township board has to approve the negotiations at their next meeting and then the details of the agreement will be worked out.

**Discussion of Campgrounds in the Industrial District:** There is a piece of property for sale on Old Allegan Road. Someone who is interested in the property inquired about the possibility of building a campground on the property. Campgrounds are not allowed in the industrial zoned district. This use of the property would have to be a special approved use and would need a site plan review.

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Milauckas asked if the prospective owner of the property would be able to let campers access Silver Lake through a piece of property he owns which is down the street. Discussion regarding possible rezoning of part of the industrial district to A1 or A2. Milauckas suggested having a public informational meeting regarding the possible rezoning of the industrial district. Conklin suggested sending letters to the affected property owners telling them of the public meeting. Milauckas asked for an estimate of the number of acres that would be rezoned. The Tri community Master Plan would have to be amended. Milauckas stated that the property could be rezoned by contract zoning which would allow only a campground to be on that property. This is something that would have to be requested by the applicant. Conklin asked ZA Kushion to send letters to the affected property owners and invite them to the next meeting to get their opinion on the possible rezoning

**Discussion of Possible Rezoning at Blue Star Hwy & Old Allegan Rd:** Pat Murphy from Patrick Murphy Builders is representing Brad White on the possible rezoning of a piece of property that Brad White owns at the northeast corner of Blue Star Hwy & Old Allegan Rd. A large portion of the property was sold to a property owner in the Gaslight Village development as green space. Brad White would like to put storage buildings for RV's and boats on the piece of the property that remains. The front portion of the property is zoned C2 and the back portion of the property is zoned R1. The industrial district is the only district where storage units are permitted. Discussion regarding using a special approved use to allow the storage units to be built. Decision was postponed until further discussion can take place regarding the ramifications of allowing storage units in the C2 district.

**Tri-community Master Plan Update:** The City of Saugatuck should be approving the Tri Community Master Plan at their meeting tonight. The Saugatuck Township Board also has to approve the plan. Conklin stated that the Tri Community committee is meeting on Tuesday, October 13. Discussion regarding the timing of the public hearings and approval of the Tri-community Master Plan by the three community's councils and board. Milauckas asked who would be heading up the process of getting the Tri-community Master Plan passed. Milauckas suggested that a meeting should be held by the Joint Planning commission to go over the changes that were proposed so a draft could be sent out to the surrounding communities.

**Review Budget Reports and Information:** Rudich stated that the attorney fees will be larger because of the Fleming Oil litigation. Prietz asked if the budget would be amended for training and seminars.

**Township Board Updates and Planning Commission Comments:** Rudich stated that after the planning commission meeting regarding short term rental dwellings, the new fireworks ordinance and the tightening of the noise ordinance, the township board will probably approve the fireworks and noise ordinance at their next meeting. The workshop that was planned at the last planning commission meeting will be held Tuesday, October 6 at 6:00 pm. Milauckas asked if any of the citizens who were affected by the short term rental dwellings were invited to the workshop. Discussion regarding inviting township residents to the workshop. Conklin stated that she could not find any ordinances regarding short term rentals on either the City of Saugatuck or the City of Douglas websites. Prietz asked ZA Kushion to research the short term rental dwelling ordinances of the City of Saugatuck. Conklin will go to the City of Douglas and check on their short term rental dwelling ordinances.

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**Next Planning Commission Meeting:** The next Planning Commission meeting will be on October 26, 2015.

Motion to adjourn at 8:48 pm, Prietz motioned, Rowe seconded. Motion is carried.

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Janna Rudich, Recording Secretary

1. Motion to approve the September 28, 2015 amended agenda. Rowe motioned, Rudich seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the July 27, 2015 Planning Commission meeting. Rudich motioned, Rowe seconded. Motion approved unanimously.
3. Motion to approve site plan review for a pole barn on 6382 134<sup>th</sup> St. Rowe motioned, Prietz seconded. Motion approved unanimously.
4. Motion to adjourn the meeting. Prietz motioned, Rowe seconded. Motion approved unanimously.