



# SAUGATUCK TOWNSHIP

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## Saugatuck Township Regular Planning Commission Meeting July 25, 2016

### APPROVED MINUTES

The Saugatuck Township Planning Commission met on July 25, 2016 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

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

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

**Review and Adopt Agenda:** Add Pledge of Allegiance as Item #4. Move Election of Officers to Item #10. Rowe motioned, Prietz seconded. Approved unanimously.

#### Pledge of Allegiance

**Review of April 25, 2016 meeting minutes:** In the first paragraph on page two, second sentence, change 'Four of the units are changing from town homes to units that are like the ones that have already been built' to 'Three of the units are changing from duplexes to single family units'. Rowe motioned to approve the minutes. Welk seconded. Approved unanimously.

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

#### Public Hearing for Request of Amendment of the Singapore Trails Condominiums PUD:

Conklin opened the Public Hearing.

Dan Aukeman, Aukeman Homes LTD: Mr. Aukeman stated that the plan of the new homes being built was similar to homes that he had built in the past. He's consulting with the housing association board and they are happy with the new plans. Mr. Aukeman stated that he has been working with Soils & Structures regarding the building elevations. After recommendations from Soils & Structures and Exxel Engineering, the building elevations will be slightly higher, in some cases 60 to 20 inches higher compared to the first buildings. The discharge pipe coming from the road catch basin was not at the correct slope so an additional 225 feet of new storm sewer needs to be put in out to the creek area to the north. Conklin asked if Kalamazoo Lake Sewer & Water has approved the new site plan. Mr. Aukeman stated that the new site plan has been reviewed by Kalamazoo Lake and they neither approve it nor disapprove it. ZA Kushion stated that since the township does not have an ordinance regarding setback limits from a utility easement, the township will issue building permits near utility

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easements. Milauckas asked if there would be any excavation in the easement. Mr. Aukeman stated that there would be no excavation in the easement. Milauckas asked about the PUD approval recommendation requirement regarding approval by Kalamazoo Lake Sewer & Water. ZA Kushion stated that the requirement should be taken out because approval isn't necessary. Milauckas asked if approval from Kalamazoo Lake Sewer & Water is required for all PUD approvals. ZA Kushion stated that it hadn't been required in the past but should be required in the future.

Mark Putnam, 6528 Old Singapore Trail. He is very happy with the job that Mr. Aukeman is doing with the development and encourages the board to approve the PUD.

Conklin closed the Public Hearing.

Milauckas asked about the lighting in the development. Richard Brady, 6507 Old Singapore Trail, stated that the lantern lighting along the road will be replaced with coach lamps on the front of the garages along with post lights next to the garages.

Rowe motioned to approve the request to amend the PUD with the stipulation that the applicant is to provide the township with an amended master deed for the PUD and that is agreed that the lighting is to be changed as discussed. Rudich seconded. Approved unanimously.

**Site Plan Review for 1,600 sq ft Live Fire Training Building.** Captain Chris Mantels presented plans for a fire training building. Mr. Mantels stated that fire fighter training is essential to the safety of fire fighters. He explained that the building that is being proposed would be two levels high and built out of shipping containers. The building would be located on an adjacent parcel southwest of the existing firehouse. Mr. Mantels stated that the project would be funded collaboratively with neighboring fire departments. The neighboring fire departments would then be able to use the building themselves for fire fighter training at a reduced rate. Conklin asked about noise levels and scheduling of training sessions. Mr. Mantels stated that most of the noise would come from the fire engine that would be pumping the water they would be using. He stated that the majority of the training would be Wednesday nights from 6:00 pm to 9:00 pm, with occasional training sessions at other times. Mr. Mantels stated that they would evaluate conditions at the time of the training to make sure that smoke would not drift into neighboring properties. Milauckas asked how often the training sessions would take place. Fire Chief Janik stated that they would be no more than once a month. Milauckas stated that the adjacent property owners should have been notified according to the site plan review ordinance. Rudich asked if training sessions would happen year round. Chief Janik said they would. Chief Janik mentioned that the building would be used for other training besides fighting fires. Milauckas asked the fire department to add the dimensions of the lot on which the training building would be located when they resubmit the site plan review request. Rowe motioned to table the request until adjacent property owners have been properly noticed. Welk seconded. Approved unanimously.

**Oil & Gas Well Ordinance Update:** ZA Kushion stated that sample language was sent to Attorney Curcio. The Oil & Gas Well committee is planning on meeting personally with Attorney Curcio in August to go over the draft ordinance.

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**Election of Officers:** Welk motioned to nominate Conklin as Chairperson, Rowe as Vice Chairperson and Miller Cook as Secretary. There was no support for the nomination. Rowe motioned to nominate Miller Cook as Chairperson, Conklin as Vice Chairperson and Prietz as Secretary. Welk seconded. Approved unanimously.

**Discussion of Front Yard setbacks in the R-3 Zoning District:** ZA Kushion stated that Lakeshore Drive is considered a major road so setback requirements are 90 feet from the center line or 50 feet from the road edge right of way, whichever is furthest from the travel portion. He has had requests from builders to build closer to the road instead of building toward the bluff. Discussion regarding alternate setback limits and the difficulty of calculating averages of existing buildings to establish existing setbacks. Decision was made to have applicants ask for a variance through the Zoning Board of Appeals to resolve the issue.

**Discussion of 'Glamping' in the Commercial Zoning District:** ZA Kushion received an e-mail from someone inquiring about a commercial property on which to build a brewery and a 'glampground'. The structures to be built would be permanent and would be built on a wooden deck. Rowe suggested that the issue wait until the person has actually found a parcel and have them come to the Planning Commission at that time.

**Township Board Updates and Planning Commission Comments:** Rudich stated that the Township board has been discussing joining the Harbor Authority. The board has also been talking about police protection for the township with different alternatives available. The request was initiated by the Fire Department who requested police protection when they go out on calls and also to have the police handle traffic control for certain incidents instead of the Fire Department.

**Next Planning Commission Meeting:** The next Planning Commission meeting will be on August 22, 2016.

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Janna Rudich, Recording Secretary

1. Motion to approve the amended agenda of the July 25, 2016 Planning Commission meeting. Rowe motioned, Prietz seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the April 25, 2016 Planning Commission meeting. Rowe motioned, Welk seconded. Motion approved unanimously.
3. Motion to approve the Request of Amendment of the Singapore Trails Condominiums PUD with the two recommendations laid out by the township zoning administrator that the applicant is to provide the township an amended master deed of the PUD and that it is agreed that the lighting is to be changed as discussed. Rowe motioned, Rudich seconded. Motion approved unanimously.
4. Motion to table the Live Fire Training Building site plan review request until adjacent property owners are noticed. Rowe motioned, Welk seconded. Motion approved unanimously.
5. Motion to nominate Miller Cook as Chairperson, Conklin as Vice Chairperson and Prietz as Secretary. Rowe motioned, Welk seconded. Motion approved unanimously.