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Saugatuck Township Regular Planning Commission Meeting August 22, 2016

AMENDED APPROVED MINUTES

The Saugatuck Township Planning Commission met on August 22, 2016 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Milauckas, Rowe, Prietz, Welk
Absent Excused: Conklin, ZA Kushion

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

Pledge of Allegiance

Review and Adopt Agenda: Rowe asked to add 'Setbacks on Lakeshore Drive in the R3 District' as Item #8. Milauckas motioned to approve the amended agenda, Rudich seconded. Approved unanimously.

Review of July 25, 2016 meeting minutes: In the last paragraph on page one, change 'need' to 'needs'. At the bottom of the second page, change 'Fracking Ordinance Update' to 'Oil & Gas Well Ordinance Update'. In the same section, change 'fracking committee' to 'oil & gas well committee'. Rowe motioned to approve the minutes. Rudich seconded. Approved unanimously.

Public Comments & Correspondence: No public comments or correspondence.

Site Plan Review for 1,600 sq ft Live Fire Training Building. Milauckas suggested that on future agendas, the specific ordinance be cited so that everyone involved can look at the ordinance ahead of time.

Because proper notification of adjacent property owners was not made before last month's site plan review, the Fire Department is present again this month regarding their plans for a live fire training building. There were no new additional members of the public present so Captain Chris Mantels gave a brief review of the plans for the live fire training building that he had given in detail at the July 25, 2016 meeting. Captain Mantels stated that the dimensions of the parcel were added as requested by the Planning Commission at the last meeting. Miller Cook asked that the dimensions be submitted to ZA Kushion so that he has that information. Captain Mantels stated that the parcel size is 21,275 square feet with the live fire training building size being 2,400 square feet. This would leave 88% as open space. He stated that no training would occur if the smoke might be drifting towards neighboring houses and that noise from the live fire training would only come from the fire engine

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truck which would be pumping the water used. Rudich asked if there would be notification when the live fire training would occur. Chief Janik stated that sandwich boards are put up stating that live fire training is being performed. Milauckas asked what the timing of the live fire training would be. Chief Janik stated that four other fire departments would be using the training building. The Saugatuck Fire Department's training would occur on the 2nd & 4th Wednesday's and potentially, training could be occurring anytime from Monday through Saturday. ISO, which is the organization that sets the standards in the area, requires that live fire training takes place at least 16 times per year. This would also apply to the other four fire departments that are involved. Captain Mantels stated the fire training would most likely take place between 6:00 pm to 10:00 pm on weekdays and between 8:00 am to 5:00 pm on Saturday's. Chief Janik stated that a policy would be created that would have to be followed by all five fire departments that would be using the live fire training building. The policy would address smoke issues. Milauckas asked what would be done if complaints were received from neighbors after the live fire training building had been built and was being used. Rudich stated that any complaints would probably be given to the Zoning Administrator and he would then talk to Chief Janik regarding the issues. ZA Kushion provided a memorandum to the Planning Commission members regarding the site plan review ordinance and this memorandum was reviewed by the Planning Commission members. Milauckas motioned to approved the site plan submitted by the Saugatuck District Fire Department for a live fire training building at 3342 Blue Star Highway with the two conditions that are listed in ZA Kushion's memorandum dated July 19, 2016 that water runoff be contained on site and away from the neighboring properties and to maintain the 50 foot vegetative buffer that exists on site between the building and the residential property to the west. In addition, a third condition was added that live fire training should not exceed 9:00 pm. Rowe seconded. Roll call vote: Prietz-yes, Rowe-yes, Milauckas-yes, Welk-yes, Rudich-yes, Miller Cook-yes. Motion approved.

Discussion of Setbacks on Lakeshore Drive in the R-3 Zoning District: Rowe stated that he would like to return the discussion of front yard setbacks to the agenda next month. Milauckas stated that the unique nature of Lakeshore Drive makes it fall into a minor road category but keeping it as a major county road means that the county can continue to receive federal funds for improvements. Milauckas suggested changing the ordinance so that the setbacks in the R-3 district be set as the minor road setbacks.

Discussion Mini-Storages/Warehousing in the Commercial District: This agenda item was tabled until the next meeting so that ZA Kushion could be present for the discussion.

Township Board Updates and Planning Commission Comments: No updates from the township board. Miller Cook stated that the oil & gas well development committee received a draft ordinance from Attorney Curcio. Milauckas voiced his concerns that the draft ordinance was not available to the Planning Commission members because of Attorney Curcio's request that the draft ordinance be kept confidential. Miller Cook stated that she would make sure to have something to distribute to the members by the next meeting.

Next Planning Commission Meeting: The next Planning Commission meeting will be on September 26, 2016.

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Janna Rudich, Recording Secretary

1. Motion to approve the amended agenda of the August 22, 2016 Planning Commission meeting. Milauckas motioned, Rudich seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the July 25, 2016 Planning Commission meeting. Rowe motioned, Rudich seconded. Motion approved unanimously.
3. Motion to approve the site plan submitted by the Saugatuck District Fire Department for a live fire training building at 3342 Blue Star Highway with the two conditions that are listed in ZA Kushion's memorandum dated July 19, 2016 that water runoff be contained on site and away from the neighboring properties and to maintain the 50 foot vegetative buffer that exists on site between the building and the residential property to the west. In addition, a third condition was added that live fire training should not exceed 9:00 pm. Milauckas motioned, Rowe seconded. Roll call vote: Prietz-yes, Rowe-yes, Milauckas-yes, Welk-yes, Rudich-yes, Miller Cook-yes. Motion approved.