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Saugatuck Township Regular Planning Commission Meeting February 28, 2017

AMENDED APPROVED MINUTES

The Saugatuck Township Planning Commission met on February 28, 2017 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Milauckas, Prietz, Conklin
Absent: Welk, Rowe
Also Present : ZA Kushion and Attorney Nick Curcio

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

Pledge of Allegiance

Review and Adopt Agenda: No changes to the agenda. Rudich motioned to approve the agenda, Prietz seconded. Motion approved unanimously.

Review of January 16, 2017 meeting minutes: On page 2, second paragraph, change 'NCC' to 'FCC'. On page 3, change the date of the next Planning Commission meeting from February 20, 2017 to February 28, 2017. Rudich motioned to approve the minutes as amended, Prietz seconded. Motion approved unanimously.

Public Comments & Correspondence: No public comments or correspondence.

Site Plan Review for a winery and tasting room in a 40' X 64' building, Parcel #03-20-033-018-90: Mr. Krajewicz is proposing a 2,560 square foot tasting room in conjunction with a farm micro winery and vineyard. The property has both commercial and agricultural zoning so the driveway, parking lot and building will be located in the commercially zoned portion and the vineyard and orchard will be located in the agricultural zoned portion. Mr. Krajewicz explained his plans for the winery and tasting area. He stated that 70% of the building would be used for processing and the other 30% would be used for the retail tasting room. He will be acquiring the required permits from the state and federal governments. Vineyard planting of two acres will begin in May 2017 with the rest of the vineyard and an heirloom apple orchard planted the following year. The building and driveway construction would begin in the fall of 2017 with target completion late in 2018 and the winery opening in 2019. ZA Kushion stated that it meets all setbacks and parking standards for site plan approval and that notices were sent to all adjacent property owners. Rudich asked if manufacturing would be the primary business. Mr. Krajewicz stated that both manufacturing and a tasting room would be the primary business. Prietz asked if there would be retail sales from the location. Mr. Krajewicz stated that he would be getting a small winemaker's license from the state for retail sales.

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Conklin asked if there would be an ability to distribute the wine manufactured at the site. Mr. Krajekiwcz stated that the small winemaker's license also allows him to self-distribute up to a certain number of cases per year. Rudich asked about the traffic volume. Mr. Krajekiwcz stated that, with an approval from the township, he would go back to MDOT to see about their requirements for a commercial drive. Milauckas asked about possible drainage issues. Mr. Krajekiwcz stated that the property slopes to the west and that the soil is classified as well or excessively drained. The driveway will be raised so that water can shed to the sides. Mr. Krajekiwcz has spoken to the fire department regarding requirements for the driveway and to the health department regarding the septic system.

Miller Cook opened the public comment portion.

Jim Searing, 6787 Old Garden Rd – Mr. Searing asked if the address for the vineyard would be an M-89 address or an Old Garden Rd address. He is concerned that traffic would come down Old Garden Rd, which is a private road, trying to find the vineyard. He also mentioned the speed of traffic on M-89. Milauckas asked if there would be access to Old Garden Road. Mr. Krajekiwcz stated that the only access would be to a potential private residence that would be built on property he owns.

Andra Moerler, 6780 Old Garden Rd – Ms. Moerler stated that there is no buffer between her property and the vineyard. She is concerned about traffic, lighting and drainage into retention ponds.

Levi Watkins, 6788 Old Garden Rd – Mr. Watkins is concerned about the possible lack of a buffer between their residential area and the vineyard, traffic and pesticides.

Miller Cook closed the public comment portion.

Motion to approve the site plan review application as submitted with the following conditions:

1. Any proposed lighting must be approved by the ZA before installation.
2. Maintain the existing vegetative buffer along the west property line.
3. Maintain an M-89 address to the facility.
4. No access to the orchard or vineyard from Old Garden Road unless there is a residence at that location
5. All surface water runoff from the parcel must remain onsite.

Milauckas motioned, Prietz seconded. Motion approved unanimously.

Public Hearing for a request for rezoning from R-1 Residential to C-1 General Commercial, 6523 & 6527 135th Ave

Prietz read the Public Notice.

ZA Kushion stated that the Tri Community Master Plan future land use map seems to state that half of the property is master plan commercial. He also stated that these two parcels are contiguous to three other parcels owned by North Shores of Saugatuck LLC that are already zoned C-1 General Commercial.

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Miller Cook opened the hearing for Public Comments.

David Swan, 345 Griffith: Mr. Swan asked if there were other examples of changes from R1 to C1 just off the Blue Star Highway. He asked if the community has seen commercial creep into residential just off the Blue Star Highway. He asked what precedent this would set for other parcels that might want to become subject to changes. He asked what the Blue Star Highway corridor would look like in the future if commercial expands towards more residential areas.

Marcia Perry, 6248 Blue Star Highway: Ms. Perry asked what the criteria were for making zoning changes.

Milauckas motioned to close the comment portion of the Public Hearing, Rudich seconded. Motion approved unanimously.

Discussion regarding the effect of the Master Plan on rezoning. Miller Cook would like an inventory of parcels along Blue Star Highway zoned commercial that are not being used at this time.

Milauckas motioned to table the request for rezoning to the next Planning Commission meeting and in the interim, ask the Zoning Administrator to gather needed information, Miller Cook seconded. Rudich and Prietz stated that they felt that there was enough information at this time to approve the zoning change. Motion passed three to two.

Public Hearing for a request for R-2 PUD zoning for 23 residential single family home lots surrounding a boat basin on 95.67 acres.

Prietz read the Public Notice.

Mr. Bosgraaf presented his plans for the single family homes and boat basin. He stated that by clustering these homes, he is able to use less land for development and can leave more land as open space.

Miller Cook asked Mr. Bosgraaf what he is proposing for the land around the proposed PUD. Mr. Bosgraaf stated that the land would possibly be put into a land conservation easement. Milauckas asked if this PUD is a site condo development. Mr. Bosgraaf stated that it would be a site condo development. Attorney Curcio stated that the approval for the PUD and the site condo could be done separately or they could be done together.

Miller Cook opened the hearing for Public Comments.

David Swan, 345 Griffith: Mr. Swan, representing the Coastal Alliance, expressed his concern that the development would negatively impact the other natural properties in the area.

Tom Harrington, 6471 147th: Mr. Harrington expressed his concern about the use of on site septic systems on lots located adjacent to the proposed boat basin that connects to the river.

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Sheila Smith Putnam, 2037 Brookhill Dr: Ms. Smith Putnam asked that access to the lake for the public be preserved.

John Helmrich, 3522 64TH St.: Mr. Helmrich would like the township to reach out to the Kalamazoo Lake Harbor Authority and other municipalities in the area. He also thanked Mr. Bosgraaf for his communication to the public regarding the proposed development.

Larry Dickie, 6108 Old Allegan: Mr. Dickie spoke about having a healthy skepticism regarding the intensions of this development.

Dick Waskin, 6576 Heron Ridge: Mr. Waskin would like to thank the members of the Coastal Alliance for the tone of their comments. He reminds the Planning Commission that they are not free to make decisions by what they would like to happen but instead have to follow the legal parameters.

Jane Dickie, 6108 Old Allegan: Ms. Dickie asks that the Planning Commission wait to approve the plan.

Alison Swan, 345 Griffith: Ms. Swan pointed out the large amount of time and money that was spent to preserve the land surrounding this piece of property.

Teresa O'Brien, 3293 Lorrimar Lane: Ms. O'Brien is uncomfortable with the piecemeal plan of the property that was presented and would like an overall concept of the development.

Daryl Putnam, 2037 Brookview Rd: Mr. Putnam would like to see a more detailed plan of the potential development.

Mike O'Brien, 3293 Lorrimar Lane: Mr. O'Brien would like to see a more detailed plan of the potential development and wants the Planning Commission to consider the Master Plan.

Cynthia McKean, 1000 Mason St: Ms. McKean stated that she is excited about the opportunity this development might bring.

Marcia Perry, 6248 Blue Star Highway: Ms. Perry stated that this property is very important to the area and would like the Planning Commission to be careful in its decision. She would like more time to discuss the development.

Conklin motioned to close the comment portion of the Public Hearing, Prietz seconded. Motion approved unanimously.

Conklin asked about the number of homes in the lake and channel clusters. Mr. Bosgraaf stated that there would be an estimated 7 homes in the lake cluster and 8 homes in the channel cluster. Rudich asked if the boat slips in the marina would be for anyone but property owners. Mr. Bosgraaf stated that there would be no public boat slips. Discussion regarding different parts of the proposed development – land divisions, boat docks, sediment and septic system. ZA Kushion asked Attorney Curcio if it would be better to table this request now and do both this PUD request and a site condo request at the same time. Attorney Curcio said that might be advantageous since there would be more detail included in the plan than there is now. Rudich motioned to table this request at this time

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and add it to the site condo public hearing, Milauckas seconded. Motion approved unanimously.

Board Discussion: Discussion on International Fire Codes.

Township Board Updates and Planning Commission Comments: No updates or comments.

Meeting adjourned at 10:20 pm.

Next Planning Commission Meeting: The next Planning Commission meeting will be on March 28, 2017.

Janna Rudich, Recording Secretary

1. Motion to approve the agenda of the February 28, 2017 Planning Commission meeting. Rudich motioned, Prietz seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the January 16, 2017 Planning Commission meeting. Rudich motioned, Prietz seconded. Motion approved unanimously.
3. Motion to approve the site plan review application as submitted with the following conditions:
 1. Any proposed lighting must be approved by the ZA before installation.
 2. Maintain the existing vegetative buffer along the west property line.
 3. Maintain an M-89 address to the facility.
 4. No access to the orchard or vineyard from Old Garden Road unless there is a residence at that location
 5. All surface water runoff from the parcel must remain onsite.Milauckas motioned, Prietz seconded. Motion approved unanimously.
4. Motion to close the comment portion of the Public Hearing, Milauckas motioned, Rudich seconded. Motion approved unanimously.
5. Motion to table the request for rezoning from R-1 Residential to C-1 General Commercial to the next Planning Commission meeting and in the interim, ask the Zoning Administrator to gather needed information, Milauckas motioned, Miller Cook seconded. Motion passed three to two.
6. Motion to close the comment portion of the Public Hearing, Conklin motioned, Prietz seconded. Motion approved unanimously.
7. Motion to table the R-2 PUD zoning request at this time and add it to the site condo public hearing, Rudich motioned, Milauckas seconded. Motion approved unanimously.