

**Planning Commission
Regular Meeting Minutes
Monday, September 26, 2022 at 6:00 p.m.
Meeting held in person & via Zoom**

Call to Order: Vice Chair Ihle called the meeting to order at 5:59 PM.

Roll Call:

Present: Ken Butler, Jon Helmrich, Dave Ihle, Gordon Stannis, Denise Webster, Michael Wurth

Absent: Jackie Ground (observed via Zoom)

Also Present: Lynee Wells Zoning Administrator, David Rodriguez, Vincent Beckman, Becky Page, Jennifer Johnson, Tisha Johnson, Nick Vonlms, Joe Aernouts, Nancy Brehm, Erin Molenhouse, Lavina Oancea

Approval of Agenda

A **Motion** was made by Butler to approve the agenda as presented. Supported by Webster. Motion carried unanimously by voice vote.

Approval of Minutes

Minutes from the August 22, 2022 meeting were discussed and the following adjustments were made:

1. Page 2, Under Public Hearing, Paragraph 3, line 5: change “*not* new lighting plan” to “*no* new lighting plan”

A **Motion** was made by Butler to approve the minutes from the August 22, 2022 as amended. Supported by Webster. Motion carried unanimously by voice vote.

Public Comments:

Ihle opened the floor for public comment at 6:02 PM. No public comment was presented. Ihle closed public comment at 6:04 PM.

Old Business

None.

New Business:

Before new business was started, Ihle reaccused himself from the rest of the meeting due to conflict of interest. Webster took over running the meeting in his stead.

1. Public Hearing, Special Approval Use, for Uses Similar in C-1 General Commercial District, proposed Brewery at 6525 Blue Star Highway, Parcel 20-003-040-10, approx. 3.06 acres in area, Applicant is David Rodriquez, Agent is Holland Engineering.

Wells reviewed the application and provided an overview of the submitted concept plan. Wells commented on the project that a basic site plan was received as requested, a more detailed plan with dimensions would have been preferred. She also compared the brewery/restaurant project to restaurant and outdoor sports special approvals also with regard the changing the essential character of the area. Her final comment was that the proposed Similar Use – Brewery will not place additional demands on public services than a restaurant or similar projects. Wells recommendations for the project were a detailed site plan; a music area orientated away from residential uses; tree buffer areas; compliance with

local, County, and State laws; adequate and applicable permits; and any other conditions that the Planning Commission put in place.

Public Hearing:

Public Comment:

Webster opened public comment at 6:24 PM. Resident Brehm of 6503 Sanctuary Trail voiced concern regarding traffic, light and noise pollution, and how well thought out the plan was? She felt that more thought and planning needed to be made. There were no further public comments, Webster closed the hearing at 6:29 PM.

Applicant Reviewed Request:

Representative Page provided a new rendering that was more detailed and also discussed some of the previous concerns made by both Wells and Brehm. Page explained that they are willing to work with concerned parties but some concerns will have to wait until that stage in the process.

Rodriguez spoke about his vision and plan for the project, explaining the venue and kitchen layout along with intention to make the project family friendly.

Commission Member Discussion:

Butler asked questions regarding parking (both amount of parking and the shared parking agreement), seating requirements, and noise from the proposed stage. He raised concerns regarding the noise from the potential bands on the stage.

Helmrich asked Rodriguez about his previous experience with similar businesses and his interest in providing this specific business to the Township.

Wurth expressed his interest in the project, however stated that he was not in favor of the project due to traffic concerns on Blue Star Highway. Butler agrees with Wurth regarding traffic, but Helmrich stated that this is a problem that the Allegan County Road Commission would have to help fix.

Webster voiced her concern on the actual size of the property because it was listed as two different sizes in the packet. Webster also asked about the existing business that the project plans to share parking with; she wanted to know if there was any formal/written agreement. Webster voiced concern regarding bicyclist on the Blue Star Trail, which Butler agreed with. Webster stated that she believes that it's not well thought out yet, to which Wurth agreed with.

Stannis asked Rodriguez to consider alternate and additional entrances and exits on Blue Star and on 135th Ave. He also stated that he believes that the traffic concerns previously stated need to be worked on by multiple groups (such as the County, the Township, and the Allegan County Road Commission).

Stannis also voiced concerns over bicyclist on the Blue Star Trail. Helmrich stated that bicyclists are something to be concerned about, but not to the degree that both Webster and Stannis make it out.

A Motion was made by Butler to postpone Special Approval Use, for Uses Similar in C-1 General Commercial District, proposed Brewery at 6525 Blue Star Highway due to concerns of parking spaces, driveway design, property lease/agreement, stage placement and sound design, possible access to 135th Ave, and determination of adjourning land owners.

Roll Call Vote:

Yes: Butler, Stannis, Webster, Wurth

No: Helmrich

Discussion: Helmrich stated that he would have voted in favor had the motion been to approve with conditions.

Motion carried 4-1.

Report

1. Township Board Update: Helmrich gave an update on the Township Board meeting from September 14, 2022. The report is on file.
2. Staff Update: No staff update was given.
3. Other: No other updates were given.

Adjourn:

A **Motion** was made to adjourn at 7:36 PM by Webster. Supported by Butler. Motion carried unanimously by voice vote.

Motions

1. A **Motion** was made by Butler to approve the agenda as presented. Supported by Webster. Motion carried unanimously by voice vote.
2. A **Motion** was made by Butler to approve the minutes from the August 22, 2022 as amended. Supported by Webster. Motion carried unanimously by voice vote.
3. A **Motion** was made by Butler to postpone Special Approval Use, for Uses Similar in C-1 General Commercial District, proposed Brewery at 6525 Blue Star Highway due to concerns of parking spaces, driveway design, property lease/agreement, stage placement and sound design, possible access to 135th Ave, and determination of adjoining land owners.

Roll Call Vote:

Yes: Butler, Stannis, Webster, Wurth

No: Helmrich

Discussion: Helmrich stated that he would have voted in favor had the motion been to approve with conditions.

Motion carried 4-1.

4. A **Motion** was made to adjourn at 7:36 PM by Webster. Supported by Butler. Motion carried unanimously by voice vote.

Respectfully,

Morgan Arens, Recording Secretary

I, Denise Webster, Planning Commission Secretary, certify that these minutes were approved on October 24, 2022 by the Saugatuck Township Planning Commission.

Planning Commission Secretary

Date