

Planning Commission Minutes 3/28/22

The Saugatuck Township Planning Commission met March 28, 2022.

1) Call to Order at 6:00 p.m. by Vice Chairperson Ihle.

2) Roll Call

Present: J. Ground, K. Butler, J. Helmrich, M. Wurth, D. Webster, D. Ihle

Absent: R. Israels

Also present: L. Wells, Zoning Administrator

3) Approval of Agenda

A **Motion** was made by Webster to approve the agenda as submitted. Seconded by Butler. The Motion passed by unanimous voice vote.

4) Approval of Minutes

Minutes from 2/28/22 PC Meeting

- Page 2, paragraph 13, correct withing to within.
- Page 3, paragraph 1, correct waved to waived.
- Page 3, paragraph 4, line 5, correct withing to within.
- Page 4, paragraph 4, line 11, add Webster.

A **Motion** was made by Webster to approve the minutes of 2/28/22 as amended. Seconded by Helmrich. The Motion passed by unanimous voice vote.

6) Public Comment

Lynn Kirkaldy, 2402 Lakeshore Dr, spoke in opposition of the proposed new Dollar General on parcel 20-032-046-00.

Public Comment Closed

7) New Business

A. Select Secretary of the Planning Commission

Wells reviewed responsibilities of the Secretary position, clarifying that the Recording Secretary will continue to take the minutes while the Secretary is responsible for signing the minutes only. Webster stated she would be happy to volunteer as long as minute taking is not required.

A **Motion** was made by Helmrich to nominate Webster to Secretary of Planning Commission. Seconded by Butler. The Motion passed by unanimous voice vote.

B. Site Plan Review, Midwest V, LLC parcel number 20-032-046-00 for a convenience store at M-89 and 68th on property zoned C-1 commercial.

Wells summarized the site plan application, reminding the Commission this is a location that was recently rezoned to reconfigure commercial zoning. Wells stated she had communication with several residents discussing this project via email and phone calls and all correspondences have been compiled and provided to Commission members.

Midwest V, LLC is submitting an application for site plan review for a party/convenience store at 6825 124th Avenue. Site plan review does not require a public hearing. There are several letters in the packet from community members related to the project.

The property is zoned C-1 Commercial. The use is permitted in the zoning district, section 40-367. Absent a definition of convenience store, we offer in the conditions of approval, a definition to distinguish this use from a grocery store. Grocery stores are also not defined in the zoning ordinance, and are a permitted use in the C-2 district, not C-1. Review of definitions in other zoning ordinances include the following:

Convenience Store: *A store in a convenient location, stocking a limited range of pre-packaged food and household items in small quantities, but not for on-site consumption, food preparation, pharmacy, bakery or deli sales.*

Grocery store: *A store whose principal function is the sale of primarily fresh or packaged food to consumers for use off the premises which may also include a deli, bakery, pharmacy, or garden center.*

Based on the provided definitions, Wells reviewed this application as a convenience store. Wells noted the proposed building is 10,640 sq ft building, there are extensive tree lines both along 124th Ave and the on ramp for I-196 that are within the Township's tree canopy overlay in the master plan. Wells worked with the developer to preserve the existing trees by flipping the building position on the property. Architectural standards have been worked through to meet requirements. Parking and storm water concerns were also looked at. 80 paved parking spaces would be required by the ordinance for a building of this size. Wells noted that the Commission has the ability to waive parking. The applicant is suggesting 36, Wells is suggesting 30 paved parking spaces and no required banked parking. Wells feels overall the site plan is lacking several items and it is her recommendation that the commission postpone making a decision. Wells stated her recommendations should this project come back to the commission.

RECOMMENDATION:

Due to the number of pending items, staff recommends postponing a decision until the following items are addressed:

- Tree protection, as per the zoning standards
- Parking revised, per any decision of the Planning Commission to waive requirements
- Lighting fixture details, including lumens (as per the lighting table), and Kelvins not to exceed 2500K
- MDOT permit
- All signage identified, and details provided
- Dumpster detail provided
- Revisions included in the site plan set per the Fire District, Drain Commission, and Township Engineer

Jason Raleigh, AR Engineering, identified himself as the engineer working with Midwest V, LLC accompanied by Jared DeVoursney, Project Manager, & Scott Knowlton, attorney, both with Midwest V. Mr. Raleigh reviewed the project and site plan, explaining the parcel is mostly wooded property and they have worked with staff to limit the impact to existing trees. Raleigh noted the drive will mirror the drive across the street. A preliminary meeting was held with MDOT back in November of 2021, with full permit approvals pending at this time. MDOT is performing a traffic impact analysis is ongoing with a traffic engineer for submittal to MDOT. Mr. Raleigh noted they are working with Allegan County Health Department regarding well and septic permits. The well is to be located in the far northwest corner of the parcel as required by ACHD, with the septic located along the frontage of the parcel. Only one drain field is required to be constructed while the second drain field area must be preserved in the event of future need. The easterly shown drain field is the one that will be constructed to help preserve trees. Webster questioned how many parking spaces are shown on the existing site plan. Mr. Raleigh stated that 36 paved spaces are shown along with the banked parking. Utility layout shows storm water runoff will be collected through vegetative soils routing back to a storm basin with the building being hard piped with roof drains back to the storm basin. Mr. Raleigh stated they are working with Allegan County Drain Commission on adjustments to the pre-treatment of water runoff from the parking lot prior to entering the basin. The basin is sized for back-to-back 100-year storm events. Revisions were submitted to ACDC Friday with AR Engineering hopeful they will have permit approval by the end of this week. Butler questioned how deep the basin will be when full. Mr. Raleigh stated that in the event of back-to-back 100-year events, the basin will be just over 4' deep. Butler questioned if anything was planned to prevent kids from entering the basin. Mr. Raleigh explained the basin is designed to drain within 14-16 hours. Ihle asked for clarification on outfall and if the basin is only infiltration. Mr. Raleigh confirmed the basin is designed for infiltration only. MDOT does not allow discharge to their facilities, runoff to be maintained as on-site retention is the best option. Butler asked if the water is all drained, where will the water supply come from for the Fire Department to fight a fire. Mr. Raleigh noted they are working with a fire consultant to meeting the requirements of Saugatuck Township Fire Department. Options have been discussed such as an above ground system or a below ground reservoir. Mr. Raleigh clarified that both the well and the septic permits have been approved from Allegan County along with the Soil Erosion and Sediment Control permit. Grading and erosion control for the site is designed to maintain all run-off, including that from the neighbor parcel. A final plan was submitted Friday and did account for the neighbor's runoff. Landscaping plan minimized tree removal. They are exploring options to save additional trees up front. Wells noted the buffer requirements are for all sides of the building. Ihle questioned the intentions for landscaping for the detention pond. Mr. Raleigh noted existing trees will remain. Not much additional was planned to allow space for the banked parking. With the banked parking no longer required they will verify the buffer zones and total tree count to see if things can be moved around to minimize the visual of the basin. Ihle clarified he was questioning the types of plants and seed mix to be used. Mr. DeVoursney explained the bottom of the basin will remain native sand to help infiltration with the banks to be seeded and lined with soil erosion matting to avoid erosion of the basin using a native grass mix. Wells questioned if top soil will be placed? Mr. DeVoursney clarified along the banks top soil is to be placed, with the bottom of the basin remaining as sand. Ihle questioned the possibility of a three-year maintenance plan to ensure the basin is established as planned. Mr. DeVoursney stated they have done similar maintenance plans in the past. Butler noted a dumpster enclosure was not noted. Mr. Raleigh stated one will be provided, it is typically a 6' board on board with gates containing slats. Mr. DeVoursney clarified the enclosure is 6' high Shadow box fence with brown privacy slats. Wells stated it would be nice if the gates match the building. Mr. DeVoursney agreed they could work with staff to find something that is suitable. Mr. Raleigh noted they are working to wrap up

final items mentioned by staff, the township engineer, ACDC, MDOT and the traffic impact analysis. Butler asked when the traffic study would be conducted and when they are expecting to have the results. Mr. Raleigh stated he believed they have gathered traffic counts already, seasonal projections are being made with resubmittal to MDOT within the next day or two. Ihle questioned if there is a paint scheme for the building at this time. Mr. DeVoursney stated they have worked with Wells and are exploring earthy tones with possible white trims to fit within the wooded lot. Helmrich asked if they have accepted not doing the banked parking spaces. Mr. Raleigh stated from the developer's standpoint, the owner and operator stand point, they do not need that many spaces, even 36 spaces is on the high side. Ihle stated the Commission is looking to change their standpoint on parking spaces moving to a maximum number not to be exceed and allowing the developers to state how many they feel are needed. Mr. DeVoursney agreed with Ihle's statement and clarified they could see 30 being the total number of parking spaces needed. Butler asked if the proposed store will be similar to the store next door to the township hall in regards to the items being sold. Mr. DeVoursney stated a prototypical floor plan was provided to Wells listing merchandise that would be in a store of this size and layout. Some changes have been discussed regarding the layout, location of the restrooms, and transparent glass in the front, but overall, the items being sold are to be similar to their other stores. Butler clarified he questioned this because he feels the store is more a grocery store than a convenience store. Butler feels the stores are "convenient" and that based on the items being sold withing the proposed store it should be considered a grocery store. Mr. DeVoursney clarified that generally they have been classified as a convenience store. Goods and services are sold at a grocery store. Mr. Knowlton stated that if the store should turn into a grocery store, then the ordinance enforcement division can call on it. Butler stated that the definition of grocery store will determine which way he votes. Mr. Knowlton supports the research and summary provided by Wells and clarified that they are classified as a convenience store. Helmrich questioned if sign renderings were available. Mr. DeVoursney stated they do not at this time, as they work with a third-party vendor for signs. He has spoken to them and does not feel the monument sign will be an issue, but would like to talk with them and have a formal submittal as this is something PC will want to see. Helmrich asked if the Dollar General signage requirements have flexibility to meet the township requirements. Mr. DeVoursney stated there is some flexibility. In terms of removing the interior lit signage and the big race way sign, there are options for exterior lit signage with gooseneck lighting and a monument on the side of the road in place of a 20' pylon sign. He clarified they will have to meet the ordinance and he is working on the formal submittal. Helmrich asked what the operating hours will be. Mr. DeVoursney stated typically 9am-9pm, sometimes 9am-10pm.

A **Motion** was made by Ihle to postpone a decision on the site plan review on parcel 20-032-046-00 for a convenience store at M-89 & 68th Street, zoned C-1. Seconded by Helmrich.

Mr. Raleigh asked for more guidance as pertaining to the tree protection zone and the desire of the commission as the ordinance does allow for greater than 10% removal with commission approval. They are willing to get creative to move things around, but are concerned with requirements to meet ACDC, septic management, and MDOT and therefore asking for some flexibility regarding the 10% allowance. Wells stated no more than 10 % of the protected trees located in the 70' from the edge of the ROW may be removed without approval. Helmrich asked if a tree inventory has been taken yet. Mr. Raleigh stated that some minor trees greater that 6" diameter but not every tree within that front. Several trees are undesirable or dead that maybe can be noted. Helmrich stated that dead trees can be replaced. Mr. Raleigh stated they would take a tree inventory to the best of their ability the trees they are looking to remove and they are proposing quite a few trees to plant as well. Helmrich stated the commission has had instances where tree and landscape agreements have not been honored by applicants in the past.

In addition to our advisory committees, we are looking at strengthening and tightening the tree protection as it is important to the commission. Mr. DeVoursney stated it is important to them as well and clarified what they are asking for is a little flexibility, a little more direction on the location of the drive and the parking, and also a decision on the parking count. Ihle clarified the driveway location is set by MDOT. Mr. DeVoursney stated he agreed the driveway location is set by MDOT, but noted from the ROW line up into the drive at the front of the store is located within the tree protection zone, so there is a possibility of trees greater than 6" to be removed from that area. Mr. Raleigh stated the front drive and parking areas are allowed to be there, but it also states that only 10% of trees in the TPZ can be removed without approval. Mr. DeVoursney noted from the ROW line up into the drive into the tree protection zone is about +/-5000 sf, based on the ordinance there is a 20' strip that is allowed within the TPZ for the drive, then there is the additional 10,000 sf, bringing a total of roughly 3,600 sf of allowable sf of clearing. Ihle asked for clarification, as design changes and locations may cause some additional removal. Mr. Raleigh stated they are looking to reduce what you see on the plans, they are looking to save more, but to get to that 10% where approval is not needed, they are concerned they may not be able to get there considering the other hurdles they have to overcome for septic and storm management. Wells asked if the septic has to be located up front. Mr. Raleigh stated it must be isolated from the well, water lines, and storm sewer lines, and the storm basin. Webster questioned if the health department has approved the current location of the septic with all those constraints. Mr. Raleigh stated that is correct. Webster asked if there are other options. Mr. Raleigh stated if there is some flexibility with the parking, they may be able to find space to move the septic. Ihle asked what kind of flexibility for parking. Webster asked if at this point if the conditions need to be put on with the TPS and other conditions recommended. Webster asked about the soil contaminants mentioned by neighbors. Helmrich stated there was a leak from the neighboring gas station several years ago. Ihle asked if a Phase II Environmental site assessment was done. Mr. DeVoursney stated a Phase I study was done, which consisted of a site visit and review of 2018 study. Soil and ground water was slightly contaminated. A data gap was found due to the existing structure on site. Nothing was done in or around that structure, which is very close to where the new building will go. They did go back out and collect soil samples around the existing building. Nothing came back above the criteria for contamination. A BEA & care plan as a part of the study will be done. Ground water was found at 15-17 feet. None of the onsite soils are planned to be removed from the site. In the event they need to be removed from the site they will be tested and categorized prior to removal. A summary letter from Midwest V, LLC's environmental consultant was provided to commission members. Wells suggested moving the location of the septic to help preserve trees. Mr. Raleigh explained that the reserve field does not need to be built and trees in that location remain. Wells asked if the number of parking spaces was lowered could the septic location be moved. Mr. DeVoursney requested a ruling on the allowance of 30 parking spaces. Webster stated it is agreed to allow only 30 parking spaces, noting the ACHD will dictate the location of the septic. Wells feels that the ACHD will take note of the TPZ and questioned if the number of parking spaces could be less than 30. Webster supports 30 spaces noting if the applicant feels fewer would be needed that could be approved also. Webster also noted an updated review from STFD and MDOT are needed as well. Ihle requested a landscaping plan showing a maintenance plan. Webster requested the applicant return with a revised site plan. Ihle restated the current motion on the table

Roll Call Vote: Ground, yes. Butler, yes. Helmrich, yes. Wurth, yes. Webster, yes. Ihle, yes. Motion passed unanimous.

8) Old Business

A. Site Plan Review, six commercial warehouse buildings, located at 3500 Commercial Boulevard, in the C-1 district, on parcel: 20-003-049-01. Applicant is Scott Bosgraaf, North Shore of Saugatuck (Postponed from January 24, 2022)

Wells provided an updated review letter following the January 2022 Planning Commission meeting in which a decision regarding the site plan for the aforementioned project was postponed. Since that meeting, applicant has provided updated plans, including a utility plan, copies of permits, and has submitted a request to EGLE for permitting with the Critical Dune. The applicant has provided the following review letters and permits: Soil erosion and sedimentation control permit from the Allegan County Health Department, approval from the Allegan County Drain Commission, Site Plan review approval from the Fire District, site plan review and approval recommendation from Township Engineer, and a boundary line adjustment with the adjacent land owner to the north/west to ensure at least 30' of preserved woodlands buffer the site and rear setbacks are met. Wells reviewed her list of recommended conditions.

Scott Bosgraaf, North Shores of Saugatuck, introduced himself as the applicant. Mr. Bosgraaf reviewed the requirements from ACHD for the private drain requirements for the retention basins and the 100-year back-to-back flood events. All run-off will be maintained on site. Seeding of the basins will be beach grass, with sandy sidewall and sandy bottoms. The seed mix is little blue stem and Canadian wild rye. EGLE has asked the applicant to restore the area to resemble a critical dune area. EGLE has requested the removal of 733 Scotch Pine trees that are invasive to the dunes. 148 of which are on this site plan, the remaining trees to be removed are on the neighboring properties owned by the applicant. EGLE permit was received Friday and will be provided. Mr. Bosgraaf noted that an additional drive was added at the recommendation of STFD. The site is located on city water and fire protection is available. Proposed septic tying 3 buildings into one septic and one drain field. One is in the critical dunes, one is not. Mr. Bosgraaf noted the site plan showing the neighboring property owned by Linus & Janis Starring. The applicant is working with the Starring's on a property line adjustment to allow for required setbacks and to keep the existing tree line. New setbacks will be 50 feet which is more than what is required. Buildings are same as the buildings from previous phases, no floor drains in buildings. Ihle asked about the water services for the buildings. Mr. Bosgraaf stated the utility plan shows water service, he explained they are connected to public water and will review the connections and come back for review and approval when changes are proposed. Webster noted the site plan is much better than the original plans submitted. Ihle stated this plan will be used as a template moving forward and how the commission will address future projects. Ihle questioned the property line adjustments. Mr. Bosgraaf stated it will be a little larger than the 6.49 acres shown on the site plan as they are working with Starring's to the north to obtain 30' and 30' to the west adjusted from property owned by North Shores through boundary line adjustments, in total the approximately 7.5 acres. Ground asked about floor drains connecting to the sanitary system. Mr. Bosgraaf explained that Allegan County and the State of Michigan require two permits for Public/Private Septic Systems for a Part 41 permit, which do not allow floor drains. Mr. Bosgraaf stated that they do inspect to verify floor drains are not installed. If drains are desired an oil separator is required which is an additional permit from the State of Michigan.

A **Motion** by Webster to approve the site plan for wholesale sales and service on parcel 20-003-049-03, located at 3500 Commercial Boulevard with the following conditions as recommended by staff.

1. Buildings designed and used within Phase 3 shall be for permitted C-1 uses only.

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2. The use Wholesale Sales and Service shall mean: A Wholesale Sales and Service uses are involved in the sale, lease, or rent of products primarily intended for industrial, institutional or commercial businesses. The use emphasizes on-site sales or order taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses for a Wholesale Sales and Service use may include offices, product repair, warehouses, parking, minor fabrication services and repackaging of goods.
3. According to the Zoning Ordinance use table, 40-1046, Storage Facilities may be combined with other permitted uses within the same space in conjunction with Wholesale Sales and Service.
4. Any change of use from Wholesale Sales and Service shall require administrative review of the site plan, and building layout and construction plans, by the Township Planner, Township Engineer, Township Building Official and the Fire District.
5. Any change to the building interior shall require administrative review of the site plan, building layout and construction plans by the Township Planner, Township Engineer, Township Building Official and the Fire District. Applicable permits shall be issued prior to earthwork.
6. Creation of a condominium shall require administrative review and approval by the Township Planner, Township Engineer, and Township Attorney and shall reference to the Township Zoning Code. C-1 uses shall be referenced in the condominium documents, as well as express prohibition of storage as a principal use, that outdoor storage shall be prohibited, and that trash shall be disposed of, and that no residential or overnight occupancy for sleeping or dwelling shall be permitted.
7. A landscape plan shall be provided that meets the requirements of Section 40-878.
8. Tree buffer areas, which are part of the required setbacks, shall be preserved in their natural state to meet the buffer and applicable landscaping requirements.
9. No hazardous items shall be stored or used on site by any owner, and shall comply with the Township Zoning Ordinance, including the Groundwater Overlay Ordinance.
10. Outdoor storage shall be prohibited.
11. There shall be no residential use or overnight occupancy for sleeping or dwelling purposes.
12. No construction permits shall be issued until a permit from EGLE is provided to the Township related to work within the regulated Critical Dune Area.
13. The use and structure shall at all times comply with all local, county, state and federal requirements.
14. All fees shall be paid and conditions met prior to issuance of building permit and certificate of occupancy.
15. Any conditions of the Township Engineer shall be complied with prior to issuance of building permit, including items related to grading and drainage.
16. Any other conditions as deemed necessary by the Planning Commission.

Seconded by Wurth. The Motion passed by unanimous voice vote.

B. Committee Reports Priority Lists

- **Attainable Housing** Denise Webster noted the group is considering looking into senior housing ordinances in April.
- **Economic Development** Jon Helmrich mentioned senior housing is also on their wish list also.
- **Rural Character & Conservation** none.

C. Township Board Update: March 9, 2022

Submitted by Board and PC Member Jon Helmrich

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- **The Township Board met on March 9, 2022:**
- **Special Board Meeting and Public Hearing:** Natural Resources Trust Fund Grant application for the Blue Star Bike Trail. Eight members of the public spoke in support of the Board approving an application to the Trust Fund for a grant to develop the bike trail from Maple Street to Old Allegan Road and from North Street to Holland Street through Amelanchier Park. Unanimous vote to proceed with application.
- **Regular Board Meeting.** A presentation was made by land owners along Wiley Road west of Blue Star Highway expressing their desire to have public water extended to them through a Special Assessment District.
- Vote to appoint Ken Butler to the Planning Commission replacing Daniel DeFranco.
- Voted to support and participate in the Tri-Community Recycling Committee through December 31, 2022.
- Discussion on the purchase of a potential municipal well site on property owned by North Shores. Agreement is to allow Township to purchase the land for \$1.00.
- Changed the title of Operations Coordinator Daniel DeFranco to Interim Township manager; appointed Helmrich and Bigford to serve as a Hiring Committee for a full-time manager. A search to be completed by March 25 with postings on MCL, MTA, and township website.
- Directed the Interim Manager to continue to involve staff in review of three potential website designers and make a selection within the approved budget allotment.

Next Board meeting is Wednesday, April 13, 2022 at 6:00pm.

B. Staff Update

Zoning Administrator Wells updated the commission on the following items.

- Schedule for next week for spring break
- Revised plans received from Top Grade
- Otting cleanup is scheduled
- Lakeshore Motel additions site plan review
- Joe Milauckas private road application received
- Meeting end of April for multiple unit apartment development next to gun shop and behind Shell gas station.
- Review of Conference attended: The Congress for the New Urbanism

9. Adjourn

A **Motion** was made to adjourn the meeting at 8:06 pm by Webster. Seconded by Butler. Motion passed by unanimous voice vote.

Next P.C. meeting: Monday, April 25th, 2022 at 6:00 pm.

Motions:

A **Motion** was made by Webster to approve the agenda as submitted. Seconded by Butler. The Motion passed by unanimous voice vote.

A **Motion** was made by Webster to approve the minutes of 2/28/22 as amended. Seconded by Helmrich. The Motion passed by unanimous voice vote.

A **Motion** was made by Helmrich to nominate Webster to Secretary of Planning Commission. Seconded by Butler. The Motion passed by unanimous voice vote.

A **Motion** was made by Ihle to postpone a decision on the site plan review on parcel 20-032-046-00 for a convenience store at M-89 & 68th Street, zoned C-1. Seconded by Helmrich. Roll Call Vote: Ground, yes. Butler, yes. Helmrich, yes. Wurth, yes. Webster, yes. Ihle, yes. Motion passed unanimous.

A **Motion** by Webster to approve the site plan for wholesale sales and service on parcel 20-003-049-03, located at 3500 Commercial Boulevard with the following conditions recommended by staff.

1. Buildings designed and used within Phase 3 shall be for permitted C-1 uses only.
2. The use Wholesale Sales and Service shall mean: A Wholesale Sales and Service uses are involved in the sale, lease, or rent of products primarily intended for industrial, institutional or commercial businesses. The use emphasizes on-site sales or order taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses for a Wholesale Sales and Service use may include offices, product repair, warehouses, parking, minor fabrication services and repackaging of goods.
3. According to the Zoning Ordinance use table, 40-1046, Storage Facilities may be combined with other permitted uses within the same space in conjunction with Wholesale Sales and Service.
4. Any change of use from Wholesale Sales and Service shall require administrative review of the site plan, and building layout and construction plans, by the Township Planner, Township Engineer, Township Building Official and the Fire District.
5. Any change to the building interior shall require administrative review of the site plan, building layout and construction plans by the Township Planner, Township Engineer, Township Building Official and the Fire District. Applicable permits shall be issued prior to earthwork.
6. Creation of a condominium shall require administrative review and approval by the Township Planner, Township Engineer, and Township Attorney and shall reference to the Township Zoning Code. C-1 uses shall be referenced in the condominium documents, as well as express prohibition of storage as a principal use, that outdoor storage shall be prohibited, and that trash shall be disposed of, and that no residential or overnight occupancy for sleeping or dwelling shall be permitted.
7. A landscape plan shall be provided that meets the requirements of Section 40-878.
8. Tree buffer areas, which are part of the required setbacks, shall be preserved in their natural state to meet the buffer and applicable landscaping requirements.
9. No hazardous items shall be stored or used on site by any owner, and shall comply with the Township Zoning Ordinance, including the Groundwater Overlay Ordinance.
10. Outdoor storage shall be prohibited.
11. There shall be no residential use or overnight occupancy for sleeping or dwelling purposes.
12. No construction permits shall be issued until a permit from EGLE is provided to the Township related to work within the regulated Critical Dune Area.

13. The use and structure shall at all times comply with all local, county, state and federal requirements.
14. All fees shall be paid and conditions met prior to issuance of building permit and certificate of occupancy.
15. Any conditions of the Township Engineer shall be complied with prior to issuance of building permit, including items related to grading and drainage.
16. Any other conditions as deemed necessary by the Planning Commission.

Seconded by Wurth. The Motion passed by unanimous voice vote.

A **Motion** was made to adjourn the meeting at 8:06 pm by Webster. Seconded by Butler. Motion passed by unanimous voice vote.

Respectfully,

J. Drew, Recording Sec.

I Denise Webster, Planning Commission Secretary, certify that these minutes were approved on May 23, 2022 by the Township Board.



Planning Commission Secretary

5/26/2022
Date