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Saugatuck Township Regular Planning Commission Meeting August 28, 2017

AMENDED APPROVED MINUTES

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

Present: Prietz, Conklin, Welk, Lozano, Miller Cook, Rowe
Absent: Rudich
Also Present: ZA Kushion

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

Pledge of Allegiance

Review and Adopt August 28, 2017 Meeting Agenda: Change Item #12 Township Board Updates and Planning Commission Comments with Mr. Rudich to Public Comments. Rowe motioned to approve the agenda as amended, Miller Cook seconded. Motion approved unanimously.

Review of July 24, 2017 meeting minutes: Change 'approved' to 'approving' in the last sentence on page 1. Insert 'a minimum of' in the last sentence on page 2 and insert 'a minimum of' in Motion #5 on page 3. . Prietz motioned to approve the minutes as amended, Rowe seconded. Motion approved unanimously.

Public Comment and Correspondence:

Dayle Harrison, 3108 62nd Street, Mr. Harrison referenced an item on tonight's meeting agenda regarding a zoning ordinance amendment and wondered about the origination of this zoning amendment change. ZA Kushion stated that the township attorney was looking it over and saw that the zoning ordinance did not agree with state laws and that it was unclear.

Proposed Amendment to Zoning Ordinance Section 40-657 – Stays of Zoning Decisions:

ZA Kushion explained that the township attorney realized that the township ordinance regarding Stays of Zoning Decisions is contradictory to state laws. Conklin asked if the state ordinance had recently been changed. ZA Kushion did not know. Discussion regarding two other zoning issues that the township is unable to decide on because of changing state laws.

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Marcia Perry, 6248 Blue Star Hwy, Ms. Perry stated that she has talked to an attorney regarding this ordinance amendment and he does not agree with what ZA Kushion was saying about the township law being in contradiction to the state law. She is wondering whose idea it was to change this ordinance and why was it brought up at this time. She thinks that this ordinance amendment would take away public protections.

Laura Judge, 6510 Oakwood Lane, Ms. Judge wondered where a copy of the ordinance amendment language can be found. ZA Kushion stated that he would e-mail Ms. Judge a copy of the ordinance amendment or that it can be found on the township website. Ms. Judge states that it sounds like the township is trying to make its existing ordinance more stringent than the state ordinance which she thinks should be allowable.

Conklin asked Lozano to read the current ordinance for the audience and then to read the new ordinance language.

Ms. Judge stated that she thinks the township would want a more stringent ordinance than the state and doesn't think the township would want a huge boat basin dug into a sand dune unless they know that the project will be a go.

Jon Helmrich, 3522 64th St, Mr. Helmrich encourages the board to continue with tabling this zoning ordinance amendment. He wonders why this amendment came up now and states that the timing of it seems interesting. He is also hoping that the township attorneys will share some precedents of other townships or municipalities that have made this type of zoning ordinance amendment.

Dayle Harrison, 3108 62nd St, Mr. Harrison thinks that the township will lose a lot of flexibility if the zoning ordinance amendment passes. He thinks that the zoning amendment should be tabled because the idea of the amendment took place when reviewing the North Shores project and so should be brought up again at a later time.

Rowe motioned to table the zoning ordinance amendment until the next Planning Commission meeting, Miller Cook seconded. Motion approved unanimously.

Request for Site Plan Review for a new 8,250 sq ft storage building at 3326 Blue Star Highway, Profile Properties, Inc, 03-20-010-023-00 and Request for Site Plan Review for a 1,800 sq. ft. addition to a storage building at 3293 Blue Star Highway, Profile Properties, Inc, 03-20-010-030-20

Terry Brouwer, Profile Properties Inc., Mr. Brouwer reviewed the new storage building being built next to the existing storage facility on the west side of Blue Star Highway. The new building will be adjacent to the current building on the west side of Blue Star Highway and will have the same appearance and purpose as the current building. Conklin asked about the size of the new building versus the current building. Mr. Brouwer stated that the new building will be the same width as the current building but will be a little bit longer. The new building will be a climate controlled facility so will not have large exterior doors but will have interior doors. There will be no bathrooms or office space in the building.

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ZA Kushion stated that the new building required a variance for a non-conforming use which was granted by the Zoning Board of Appeals. Discussion regarding lighting, fire department approval and wastewater.

Mr. Brouwer reviewed the addition to the existing storage building on the east side of Blue Star Highway. It will be traditional self-storage and will look the same as the building that will be added onto.

Rowe motioned to approve both applications with the two conditions suggested by the Zoning Administrator that any proposed lighting on either site must be approved by the Zoning Administrator before installation and that review and approval of the site plan from Saugatuck Township Fire District be obtained before a building permit is issued for either site, Miller Cook seconded. Motion approved unanimously.

Request for Site Plan Review for a 9,600 sq ft storage building, an 11,520 sq ft storage building and a 3,840 sq ft office building, vacant property near NE corner of Blue Star Highway and the Douglas Exit on I-196, Al Blummaert, 03-20-021-025-00 and 03-20-021-026-00.

ZA Kushion explained that because the former DEQ permit for this land has expired, the property owner will have to obtain a new DEQ permit before this request can be reviewed by the Planning Commission.

Rowe motioned to table this request until the next Planning Commission meeting, Welk seconded. Motion approved unanimously.

Board Discussion: ZA Kushion stated that he will be sending notices and/or making phone calls regarding the various items for sale in the commercial zoning district along Blue Star Highway which is only allowed as a special use. Conklin asked if the fire department could turn down the brightness of their LED sign. ZA Kushion stated that the fire department had planned on doing that.

Rowe motioned to adjourn at 7:40, Welk seconded. Motion approved unanimously.

Next Planning Commission Meeting: The next Planning Commission meeting will be on September 25, 2017.

Janna Rudich, Recording Secretary

AMENDED APPROVED MINUTES

1. Motion to approve the agenda of the August 28, 2017 Planning Commission meeting. Rowe motioned, Miller Cook seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the July 24, 2017 Planning Commission meeting. Prietz motioned, Rowe seconded. Motion approved unanimously.
3. Motion to table the Proposed Amendment to Zoning Ordinance Section 40-657 – Stays of Zoning Decisions until the next Planning Commission meeting. Rowe motioned, Miller Cook seconded. Motion approved unanimously.
4. Motion to approve a Request for Site Plan Review for a new 8,250 sq ft storage building at 3326 Blue Star Highway, Profile Properties, Inc, 03-20-010-023-00 and a Request for Site Plan Review for a 1,800 sq. ft. addition to a storage building at 3293 Blue Star Highway, Profile Properties, Inc, 03-20-010-030-20 with the two conditions suggested by the Zoning Administrator that any proposed lighting on either site must be approved by the Zoning Administrator before installation and that review and approval of the site plan from Saugatuck Township Fire District be obtained before a building permit is issued for either site. Rowe motioned, Miller Cook seconded. Motion approved unanimously.
5. Motion to table a Request for Site Plan Review for a 9,600 sq ft storage building, an 11,520 sq ft storage building and a 3,840 sq ft office building, vacant property near NE corner of Blue Star Highway and the Douglas Exit on I-196, 03-20-021-025-00 and 03-20-021-026-00 until the next Planning Commission meeting. Rowe motioned, Welk seconded. Motion approved unanimously.
6. Motion to adjourn at 7:40. Rowe motioned, Welk seconded. Motion approved unanimously.