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Saugatuck Township Regular Planning Commission Meeting June 25, 2018

APPROVED MINUTES

The Saugatuck Township Planning Commission met on June 25, 2018 at the Township Hall on Blue Star Highway, Saugatuck, Michigan

Present: Rowe, Lozano, Conklin, Prietz, Welk,
Absent: Israels, Lane
Also Present: ZA Kushion

Call to Order At 7:00 p.m. by Chairperson Conklin.

Pledge of Allegiance

Approval of Agenda- Motion by Prietz to approve agenda; seconded by Rowe. Motion passes by unanimous voice vote.

Discussion of June 4, 2018 meeting minutes. Change Height Report to Hite Report; Add in summary of motions to the amend zoning section 40-72 *seconded by Welk*; Conditions should be A-G not A-F. Motion by Prietz to approve amended minutes; Rowe seconds. Motion passes by unanimous voice vote.

Public Comment – None

Correspondence – Site Plan Review received from the Fire Chief.

Unfinished Business – None

New Business– ZA Kushion and Scott Bosgraaf for BuildSB LLC reviews the plans for the:

Site Plan review for 5 commercial buildings (85,040 Sq. Ft. total), 03-20-003-049-10, 6519 135th Ave. by BUILDSB LLC. Fire Chief Janik reviewed the plan as if there were fire hydrants present. There is not water present and it doesn't appear that the IFC can force them to hook up to city water since the proposed buildings are about 1,500 feet away from the water main. ZA Kushion was hoping for a review from the Fire Chief without water being present.

If there's no use for well water and septic, then it won't be installed at all. In section 107.2 of the fire code states water supplies includes IFC B.103.3 NFP 1142. In C10 of 1142- regarding calculating water carry potential- the amount of water carried and can be continuously delivered after initial response should be 1,000 to 2,000 gallons per minute and this should be fine since the fire department has two 3,000 gallon tankers and there is a fire hydrant close by- (Blue Star and 135th in front of Ihles). Bosgraaf thought the Chief would review it a second time when it was brought to his attention that there was no water on the sight, but he did not receive any response.

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Items to be completed: The site needs a private drive. It's close to a proposed well site and floor drains will need a pollution catch basin system installed. ZA Kushion needs a cut sheet of the outdoor lighting. Also, need to rework the Fire District Review. Individual tenant build outs are subject to ZA review to make sure there's adequate parking. Any new tenant would also need a review. Conklin asks what types of businesses are envisioned there? Bosgraaf replies Case Tractors parts are interested, wholesale depots, mechanical contractor or electrician. It's more of a wholesale low use low traffic storage/sales and service buildings, not retail. ZA Kushion thinks parking is adequate for the type of business he's proposing.

Bosgraaf went twice to Drain Commissioner and spoke to Michael Organ who resigned May 31, 2018. He cannot get approval from the Drain Commissioner when there isn't one. ZA Kushion is not overly concerned about the drains as building code covers this adequately. Mr. Bosgraaf also saw John Sharp at Allegan County Road Commission.

A discussion ensues on how to reword #4. It was decided to say: Zoning Administrator shall consult with the Saugatuck Township Fire District regarding permits on site prior to issuing a building permit. The IFC is still in effect for commercial and industrial. The Fire Chief has discretion on everything in the IFC and he can throttle back. With the given distance to the project, ZA doesn't see there's a legal way to force Bosgraaf to extend the water main.

Conklin wants to address getting a light at Bluestar and 135th and 65th. Blue Star is a county road, but we need a light or some *no passing zone* signs or perhaps to add some turn lanes. It's busy now, but once NorthShore is built, it's going to get even busier. ZA Kushion will speak to Sheridan and get the Road Commission in to discuss traffic flow alternatives.

Motion made by Rowe to approve the site plan with amended point #4- Saugatuck Zoning Administrator shall consult with the Saugatuck Township Fire District regarding permits on site prior to issuing a building permit; Seconded by Welk. Motion approved by unanimous voice vote.

Public Comment – None

Board Discussion- Election of officers is at the next meeting. Conklin won't be present but asks Prietz to Chair. Also, there will be a site plan review for Bluestar in July. There's a new restaurant going in the little building by Roan & Black Art Gallery. It's associated with Virtue Cider and they want a patio in the back but they need more parking. They want to run a shuttle to the restaurant from the closed landscape place.

Marijuana isn't on July agenda and probably won't be until after November elections. Rowe states that Douglas is closest to adopting an ordinance for a provisioning center. Do we need two in the area for 5,000 people? Kushion confirms that if we do nothing, we are simply opting out. Let's wait and see if recreational passes in November.

What's happening with the old brass works building that's falling down on 63rd street? It has no roof and it's dilapidated and contaminated. It needs to be torn down. Let's have AI look at it and if need, let's get it torn down.

Next Planning Commission Meeting- July 23, 2018 Township Hall at 7:00 p.m.

Motion to adjourn by Lozano; Prietz Seconded. Motion passed by unanimous voice vote.

Meeting adjourned at 7:46 p.m.

Brenda Williams, Recording Secretary

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1. Motion by Prietz to approve agenda; Rowe seconded. Motion approved by unanimous voice vote.
2. Motion by Prietz to approve amended minutes; Rowe seconded. Motion approved by unanimous voice vote.
3. Motion by Rowe to approve the Site Plan review for 5 commercial buildings (85,040 Sq. Ft. total), 03-20-003-049-10, 6519 135th Ave, BUILDSB LLC with amended point #4- Saugatuck Zoning Administrator shall consult with the Saugatuck Township Fire District regarding permits on site prior to issuing a building permit; Second by Welk. Motion approved by unanimous voice vote.
4. Motion to adjourn by Lozano; Seconded by Prietz. Motion approved by unanimous voice vote. Meeting adjourned at 7:46 p.m.