

SAUGATUCK TOWNSHIP PLANNING COMMISSION

April 21, 2003

The Saugatuck Township Planning Commission held a special meeting April 21, 2003, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Milauckas, Rausch, Shanahan and Smith

Absent: Olendorf and Phelps

Also present: Z.A. Ellingsen and Planner Sisson

Chairman Milauckas called the special meeting to order at 7:20 P. M. He made a motion to approve the minutes of March 24 as amended in the following manner: Page 3, 2nd paragraph, item (2) in Olendorf's motion should read "the church may not have participated in the decision to delete church uses from the commercial district in 1998." Rausch seconded the motion and it carried.

Milauckas reminded the Commissioners that the Tri-Community meeting is here April 22 at 7:00 P. M.

Darpel brought up a question about the intent of the home occupation ordinance: What are we trying to encourage or discourage with this ordinance? He wondered what happens if the home sells, and Ellingsen answered that the home occupation permit, which must be renewed each year, ends. Sisson added that the SAU for a home occupation in a detached building stays with the property when it sells, however, because zoning has been granted to the property, not the owner, unless the activity is temporary. If the use changes so that it no longer fits the original site plan and approval, or the conditions set originally are violated, the SAU could be revoked.

Milauckas announced that the public hearing on the reorganization and printing of the Zoning Ordinance set for April 28 will include Articles 7 and 8 of Part II of the 4-16-02 draft for rezoning the residential zones. Those articles contain definitions of "average grade," "finished grade," and "building height" and an amendment to Sec. 3 to add paragraph E regulating the height of a 1-1/2 story dwelling.

Sisson provided the Planning Commission with copies of a sample "Tree Protection Ordinance."

The Commission turned its attention to the proposed amendment of the residential districts, and Milauckas displayed a composite map of the R3 zone south of Douglas, showing property lines. Sisson suggested picking an average depth on the east side of Lakeshore Drive, and redrawing the R3 zone, keeping the current zoning. Anything beyond that depth to the east of Lakeshore Drive could be a different zoning district. In his memo of April 21, Sisson proposed a R3B zone for the remainder of what used to be R-3 plus that area which used to be A-2 to the Village and I-196. After a great deal of discussion of the grid in the memo, the Commissioners tentatively settled on:

R-1= 20,000 s.f. minimum lot size with 40% open space and 100 ft. width with utilities and 30,000 s.f. minimum lot size with 25% open space and 100 ft. width without utilities for site condos or subdivisions, and 40,000 s.f. metes and bounds having 125 ft. width;

R-2= 30,000 s.f. minimum lot size with 40% open space and 100 ft. width with utilities and 40,000 s.f. minimum lot size with 25% open space and 125 ft. width without utilities for site condos or subdivisions, and 65,000 s.f. metes and bounds having 150 ft. width;

R-3= no change, except follow lot lines for depth.

Milauckas suggested waiting for the next special meeting to look at the rest of the grid, which includes a description of the proposed R-3B and the current A-1 and A-2 zones.

When Milauckas reviewed the items for the next regular meeting, a question came up about the Goshorn Woods hearing. It was removed from the agenda at the last regular meeting because the applicant was not ready, and Ellingsen will now have to publish a notice again.

Meeting adjourned at 10:25 P. M. The next regular meeting is April 28 at 7:00 P. M.

Betty A. White, Recording Secretary

Lissa Smith, Secretary

MOTIONS

1. Motion by Milauckas/Rausch to approve the amended March 24 minutes.