

SAUGATUCK TOWNSHIP PLANNING COMMISSION

June 16, 2003

The Saugatuck Township Planning Commission held a special meeting on June 16, 2003, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Milauckas, Olendorf and Rausch

Absent: Phelps, Shanahan and Smith

Also present: Z. A. Ellingsen, Planner Sisson and Bill Lefley

Chairman Milauckas called the meeting to order at 7:05 P.M. Minutes of May 19 were tabled. There was no public comment.

Milauckas announced that at the recent joint meeting with the Township Board, he received comments both pro and con when he mentioned that the Planning Commission was considering an ordinance against clear cutting. He then introduced a discussion of both the sample tree ordinance Sisson had provided and of the portion of Douglas Village's ordinance dealing with "clearing of a site." The question was brought up of how to plug this type of ordinance into the process a builder goes through before he prepares a site for building. Ellingsen said it would be a hand-out like all the other information disseminated by the township office; however, builders do not come in and talk to him about tree cutting, and site plans do not show where trees are located on the lot. Milauckas said he thought this sample ordinance would be too complicated, and maybe something more like what Douglas has would be easier to start with. It would be nice to have consistency with the Village, he said. Sisson said it would be important to find out how one gets the "zoning permit" referred to in the Douglas ordinance. Consensus was to wait for the Tri-Community Committee meeting and ask the Douglas representatives how this ordinance is implemented, and perhaps make tree-cutting a question on the survey to be taken. Bill Lefley suggested expanding the ordinance to include a percentage of total trees cut beyond the initial 50 feet from the road mentioned in the Douglas ordinance. Sisson suggested that the process of thinning a stand of trees is necessary to keep them healthy, and this is not included in the Douglas ordinance. Olendorf added that the Allegan County Road Commission has a policy that trees should be cut down that are within the 66-foot road easement.

Olendorf presented the "Model Lighting Ordinance Template" and the "Model Outdoor Lighting Ordinance for Cities and Towns" that he found on the internet. Sisson provided "Outdoor Lighting Design Standards," which included a table with the number of foot candles suggested for various purposes. Milauckas asked the Commissioners to take these home and study them for a future workshop discussion.

Rausch wanted to know if two driveways are being used at the new Onken building on Blue Star Highway. Construction may still be going on there.

Milauckas announced that the recodified township ordinance has been adopted. He asked if the clean-up had been done on that new codification, and Ellingsen said the contract has not been completed with the company which did the recodification. After that, he said, changes can be made four times a year. In the meantime, Ellingsen suggested adding a typed page of corrections as an appendix in the back of the ordinance.

The letter dated May 16 concerning the Pump House Gym was brought up, and Ellingsen said he has talked with the owner and expects a letter from him. Rausch reported that according to the minutes of Jan. 28, 2002, there were supposed to be 120-Watt lights attached to the building, not floodlights. It was decided to

ask the owner to attend a P. C. meeting to discuss features of the building which do not seem to conform to the site plan that was approved.

Ellingsen reported that regarding the letter dated May 16 to Brink Trust about the condition of the property of the former Valleau Brass Foundry and its current use as a paint-ball game facility, he was researching the history of the property and would consult Atty Bultje as to the options the township has. He said it is not an allowed use.

Milauckas resumed the residential rezoning discussion, which has been the focus of these workshops, working from the table created by Sisson, dated 4-21-03. Sisson displayed a map of the area along the lakeshore and reported that there are no current plans to extend utilities to this area, but they are available near Wiley Road. He explained that there are different types of soil and water tables in that area which might help determine whether to zone as R-1 or R-2, that is, more or less dense. It was pointed out that from A-2 to R-1 density is a big leap, and Milauckas wondered if residents in current R-2 would want the open space option with small lots, many of them probably not able to have public utilities. Lefley suggested using a new designation, R 3B, for the former A-2 areas east of the present R-3 and including the open space options in that zone, not changing the R-2 to include that option, extending that new designation to the northern areas which are now R-3, and keeping the 100' frontage for R-3 along the lake front. He thought the Commission might get flack from some property owners along the lakeshore about the 1/2 acre zoning, but it fits the master plan with denser development nearer the village or city. Sisson thought some graphics to explain the proposed changes to the public would be in order.

In discussing provisions for multi-family dwellings, which are in the 4-16-02 draft, the current appendix was consulted, and Sisson suggested leaving multi-family dwellings, including duplexes, triplexes, quadplexes, townhouses, and apartments, as they are now. This would mean deleting provisions for 5 or more units in subsection C, page 5, from the draft. Lefley suggested using the present R-3 provisions for multi-family dwellings in the new designation R-3B.

Milauckas asked **SISSON TO HAVE AN UPDATED DRAFT AND TABLE CONSISTENT WITH LATEST CHANGES**, adding a new section for R-3B, in plenty of time for the next workshop, August 18, there being no special workshop in July.

Meeting adjourned at 10:07 P.M. The June regular meeting has been canceled. The next regular meeting is July 28, 2003, at 7:00 P.M. The next workshop is August 18 at 7:00 P.M.

Betty A. White, Recording Secretary

Lissa Smith, Secretary