

SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 18, 2003

The Saugatuck Township Planning Commission held a special meeting on August 18, 2003, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Milauckas, Olendorf, Rausch and Smith

Absent: Phelps and Shanahan

Also present: Planner Sisson, Z. A. Ellingsen, and a few members of the general public.

Chairman Milauckas brought the meeting to order at 7:10 P. M. Milauckas made a motion to approve the minutes of July 28, and Smith supported. The motion carried.

There being no public comment, Milauckas opened the meeting to election of officers of the Commission. Olendorf commended the present officers, and suggested re-electing them, if they were amenable. However, Milauckas said he was not sure how Phelps felt about being re-elected to Vice Chair. Therefore, Olendorf made a motion to re-elect Milauckas as Chairman and Smith as Secretary. Rausch seconded, and the motion carried. **THE VICE CHAIR WILL BE ELECTED AT THE NEXT MEETING.**

The Commission then turned its attention to the proposed amendments to the Residential Zoning Ordinance, August 5 draft of Part II, with which Sisson had included a matrix and the zoning map changes. Olendorf suggested that an explanation would be helpful for the audience. Planner Sisson gave a background for the proposed changes, reviewing the need to preserve open space, adjust lot sizes for the availability of public water and sewer, allow for metes and bounds splits up to four splits, after which platting is necessary, make setbacks uniform from the center of the right-of-way, and create a new district R3B east of the Lakeshore lots. This new district would be 6B under Article III Zoning Districts in the Zoning Ordinance.

After some discussion, Sisson provided alternate wording for the statement of purpose for Zone R3B. There was some confusion over whether the 100-foot lot width in R-3 meant 100-foot road frontage, and Ellingsen said it did not have to be road frontage. He added that there is no change in this requirement, but if it were changed to 100-foot road frontage, many non-conforming lots would result. The Commissioners explained to the audience the graduations in density and the open space requirements in each of the Zoning Districts depending on the availability of utilities. Olendorf expressed concern about the multi-family provisions in R3B, because there are other zones in the township where they are allowed, and it was decided to eliminate subsections (b) and (c) under Sec. 40-332. Sisson explained that the critical dune areas now lie in the R3B Zone. Therefore, the provisions for the critical dune areas in R3 will be deleted. However, it was decided to add wording to include the "high risk erosion area" in Sec. 40-326 A. Ellingsen brought up the requirement in Sec. 40-326 (e) in the critical dune area of a two-acre parcel for a single-family dwelling plus one acre for each additional dwelling. Sisson pointed out that subsection (h) allows for more stringent state rules and regulations.

Rausch made a motion to set the public hearing for the revised draft 8-05-03 of Part II of the proposed amendments to the Residential Zoning Ordinance for October 20, 2003, at 7:00 P.M. Smith seconded and the motion carried. Sisson will clean up the copy and send it to Atty Bultje and to the Commissioners. Property owners west of I-196 will have to be notified, and a change of venue was considered because of the possible size of the audience. The Douglas Elementary gym or the High School media room were suggested. One audience member suggested making a comparison between densities of the old ordinance vs. the new and furnishing a map for reference.

Meeting adjourned at 9:00 P.M. The next regular meeting is August 25, 2003, at 7:00 P.M.

Betty A. White, Recording Secretary

Lissa Smith, Secretary

MOTIONS

1. Motion by Milauckas/Smith to approve minutes of July 28.
2. Motion by Olendorf /Rausch to re-elect Milauckas as Chairman and Smith as Secretary of the Planning Commission for the year.
3. Motion by Rausch/Smith to set public hearing for 8-05-03 Part II of proposed Residential Zoning Ordinance amendments for October 20 at 7:00 P.M.