

SAUGATUCK TOWNSHIP PLANNING COMMISSION

April 7, 2004

The Saugatuck Township Planning Commission held a special meeting on April 7, 2004, following the joint meeting with the Township Board, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Milauckas, Rausch, Shanahan (for a brief time), and Smith

Absent: Olendorf and Phelps

Also present: Bryant and Vos for Timberline PUD, Joe Kostyla, and Marty Myers.

Chairman Milauckas called the meeting to order at 6:50 P. M. and reviewed township concerns voiced at the joint meeting with the Township Board regarding the proposed mixed-use PUD for Timberline on Blue Star Highway, namely, the proposed density and the fact that a community septic system is planned. Milauckas asked the Commissioners if they thought they could approve the preliminary plan at this meeting, and Smith and Rausch said they had walked the property and had many questions about the plan. Before he rejoined the Township Board meeting, Shanahan said he wondered if 56 units (including the existing motel) on 12 acres was too dense for a community septic system. He also asked if the county approved it, would the county have the liability if it failed; would the township's requirement for an escrow or bond be legal? There was also a question about what happens if the motel is sold.

Milauckas called for public comment and Marty Myers, the neighbor to the east, had two points: (1) How can they use the area north of the creek as green space when it is inaccessible without a bridge? (2) She did not want a decorative split rail fence separating Timberline's property from hers, as was agreed on at the last meeting, but rather a high barrier which would prevent people from crossing the boundary. She complained that she's had vandals on her property and people actually throw trash there.

Milauckas explained to Vos, the engineer, that the Township Board had discussed the possibility of bringing the public sewer from Legacy Development's site on 134th Ave. Vos said the motel practically shuts down in the winter, so the septic system gets a rest. He said the state has to give the permit for a community septic system; the township does not have to sign off on it; if it exceeds 6000 gallons per day, it would be under the jurisdiction of the DEQ. Milauckas asked if the county really approves it for the state, and Vos said "No, the state does it."

Vos further suggested that the purchasers of the duplex units could be required to pay a certain amount, part of which would be for regular operating expense and part put in an escrow account for insurance in the event of failure of the community septic system.

Milauckas interrupted this discussion to introduce a letter dated April 2 from Atty Bouwens, representing White Birch Farms Site Condominium in R-3, which questioned, in light of the Zoning Ordinance Amendments' new R-3B zone, whether the part of the site called "expansion area" shouldn't be left R-3 just as the part which is currently being developed. Kostyla said he thought there was a discrepancy between the tape of the Nov. 24 meeting and the minutes. Darpel stated that he did not think there was any intent on the part of the Planning Commission to leave that area R-3 for the benefit of the developer. Kostyla said he would review the tape again.

Returning to the question of Timberline, Smith and Rausch presented their questions:

- (1) The lot line to the north is disputed by Paramount Tool. Should be mid-creek, not a big issue.
- (2) The nature trail is unrealistic, being very wet. Relocate it to the top of the ridge.
- (3) Trailer in rear of property. Housed workers, will be gone when development begins.

- (4) Sewer line from Legacy Development along south property line not shown. Added to plan.
- (5) Fence must be more of a barricade. Agreed with Myers to 4-ft. cyclone fence.
- (6) Storm water depressions on highest part of property? Explained they are to drain pavement areas. Vos added that they have not as yet done soil borings, but early evaluation of the soils showed sand.
- (7) Survey stakes? Pointed out by Bryant.
- (8) Trouble transplanting evergreens? Front buffer was transplanted; if not successful, will get new ones.
- (9) Density? Milauckas will ask Sisson to calculate density, green space and general common area, but he's on vacation until Easter.

Rausch made a motion to table the Timberline PUD preliminary plan to the next regular meeting, April 26, to get Sisson's calculation for density and input from consultants on what to do about the community septic system. Milauckas seconded. Smith wondered if the P. C. couldn't give preliminary plan approval now, but Darpel thought not if density was an issue. Vos said if they lost 4 units because of the density issue, they would go to individual septic systems, individuals might not be as responsible, and then it would be harder to connect to public sewer when it was available. The vote was three to one to table, with Darpel the negative vote. Shanahan was not present for the vote. Milauckas said he will consult with Sisson on density and contact the consultants about the septic system.

Meeting adjourned at 8:15 P.M. The next regular meeting is April 26, at 7:00 P. M.

Betty A. White, Recording Secretary

Lissa Smith, Secretary

MOTIONS

1. Motion by Rausch/ Milauckas to table Timberline PUD to April 26 meeting.