

SAUGATUCK TOWNSHIP PLANNING COMMISSION

July 26, 2004

The Saugatuck Township Planning Commission met on July 26, 2004, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Hanson, Marczuk, Milauckas, Rausch and Shanahan

Absent: Darpel and Olendorf

Also present: Z. A. Ellingsen; Gregg Raad, Paul Brooks and Jim Atman for Way Point Homes; Thom Carpenter, Matt Wickstra, Dale Bauer and Atty Joel Bouwens for North Pointe Commercial Plaza; and members of the general public.

Chairman Milauckas called the meeting to order at 7:07 P.M. and introduced two new members: Jim Hanson and Dan Marczuk, who are replacing Scott Phelps and Lissa Smith.

Public comment: (1) Rosalie Yaksic, 6597 Old Allegan Rd., presented a letter, reading parts of it, posing several questions regarding the SAU and enforcement of the home occupation ordinance, specifying Nick Cappelletti's seeming violation of the denial rendered him at a previous Planning Commission meeting. Milauckas asked if she had discussed this with Zoning Administrator Ellingsen, and she said she had not, but she had discovered that a permit was issued for an additional outbuilding. Milauckas said the Planning Commission does pursue violations. Ellingsen said Cappelletti did not apply to expand the home occupation, but the permit was for "personal storage." Milauckas said he and Ellingsen would check into this and notify her of further action.

- (2) Sue Kurrasch, 904 Old Allegan Rd., Saugatuck, supported Yaksic, saying she felt like a neighborhood Nazi, watching the extra drive go in and the building go up, and that she did not want a commercial zone.
- (3) Dayle Harrison, 3108 62nd St., related his concern about a 66' ROW and a detention pond planned for a development on 131st Ave. in the midst of a hardwood forest. He wondered if 20-foot wide pavement would be sufficient, eliminating the detention pond since the soils perk. Milauckas said the P. C. would like to see the destruction of trees minimized and so would developers, but there is a certain amount of width necessary for utilities and drainage ditches. The Allegan County Drain Commission would determine whether the detention pond was necessary.
- (4) Chris Wentzell, 6472 130th Ave., provided a letter supporting Yaksic's concern about violations of home occupation projects, suggesting Express Yourself Art Barn on River Road as in violation.

Phil Quade reported on correspondence between the DEQ and the township on elevated water storage when serving 150 residential equivalencies in the high pressure district, that is, where a booster station is required. He said once 150 have been reached, the state will probably not permit an extension. Ravines' Phase 4 will have about 90, he thought. Because the system is extended so far already without a loop, the water on the end of the line is not desirable. He said he has advised Ravines that they should loop back to high pressure or to the low pressure district. Pheasant Woods was required by the DEQ to loop two dead-end streets.

Quade also announced that he has prepared a trail map for the township, which he will give the Planning Commission. There is a master trail map foreseeing a continuous trail from Saugatuck to Grand Haven. Milauckas asked him to provide copies for the Tri-Community Committee.

Milauckas made a motion to approve the minutes of June 28, Rausch seconded and the motion carried.

Milauckas then invited Gregg Raad, Nederveld Associates, to explain revisions, dated 7/20/04, to the plan for Way Point Homes PUD site condo at 63rd St. and Old Allegan Road, pursuant to changes requested at the public hearing last month. Ellingsen said he had received no written comments from Planner Sisson, but Raad said he had verbal comments on the new plan. The wetlands lie within the 100-year floodplain, so Raad said he calculated half of the floodplain as common area. Density is reduced to 13 units, a conservation easement is drawn along the bank line, and lot and building setbacks are described. All calculations now meet Sisson's "scenario 2" requirements, which fit the Zoning Ordinance Amendments becoming effective July 31. The pole building shown on the property is to be removed. Raad said landscaping with 6-8-foot trees and low lighting will be used at the entrance from Old Allegan Road. Ellingsen verified that Sisson agreed with the reduced density. A letter dated 7/23/04 from the Fire Chief recommended a minimum of four hydrants placed at 400-foot intervals.

The Commissioners reviewed PUD Sec. 40-772(3) for the preliminary plan approval. Milauckas asked about storm water drainage, and Raad said soils perk. He added that some of the items listed in the Ordinance are explained in a two-page narrative, which Milauckas dated 7/20/04 and incorporated into the site plan. Commissioners then reviewed Sec. 40-780, and no questions arose.

Milauckas made a motion to approve the 7/20/04 preliminary plan for the PUD of Way Point Homes, with the condition that the Zoning Ordinance Amendments for R-2 district are enacted prior to the detailed site plan's being submitted, that a memo is received from Planner Sisson showing his approval of the plan, and that four fire hydrants are placed in accordance with the Fire Chief's recommendation. Shanahan seconded, and the motion carried unanimously.

Sec. 40-938 was consulted for site condo requirements. Raad said the plan will be submitted to the county drain and road commissions. Shanahan made a motion to approve the preliminary plan for the Way Point Homes site condo with the condition that the Zoning Ordinance Amendments for R-2 district are enacted prior to the detailed site plan's being submitted, that a memo is received from Planner Sisson showing his approval of the plan, and that four fire hydrants are placed in accordance with the Fire Chief's recommendation. Rausch seconded, and the motion carried unanimously.

Milauckas introduced the site plan review discussion of the proposed North Point Commercial Plaza next door to the township hall, represented by Thom Carpenter, Driesenga Associates. The Planning Commission's denial of the SAU was reversed by the ZBA on July 15. The ZBA granted the SAU on the site plan dated 4/26/04 with four conditions. Milauckas made sure that no one considered Dan Marczuk's sitting on this discussion might be a conflict of interest since he voted on the ZBA's reversal. After a discussion of the history of this procedure, Milauckas said he thought an amendment should be considered to give the Planning Commission limited discretion on the parking requirements so this problem would not be repeated.

Milauckas observed that there is a new landscaping plan. Carpenter said it meets the requirements of the ordinance. Low shielded downward-directed lights will be placed at the rear of the property. Upon questioning, Carpenter said the proposed drive to Clearbrook Drive has not yet been discussed with the township board, but two connections are shown to the gas station next door. Atty Bouwens asked for permission to put the drive to Clearbrook Drive in if approval is granted by the township board. Milauckas wrote that in to the plan. The Commissioners considered the Site Plan Review Guide Form and found the architect's seal is needed on final plan; acceleration/deceleration zones should be depicted after permit from MDOT; Wickstra said they would screen any electric transformer needed on site; signs will be within Ordinance requirements, one at main entrance on Blue Star Hwy.; two hydrants are required by Fire Chief;

in effort to preserve trees, Bauer agreed to mark a plan within the week showing existing trees and which ones can or cannot be saved; landscape maintenance plan was requested by Commission, and a lighting plan following ZBA conditions is needed. Although Planner Sisson has the current site plan, he has not as yet submitted an analysis. Milauckas expressed his frustration at not having the necessary information for making a decision in the hands of the Commissioners at least 10 days before the meeting. He asked if this site plan will come back to this Commission, and Bouwens said he thought the applicants would be willing to come back with solutions to conditions set.

Hanson made a motion to table the site plan discussion to the next meeting until a memo arrives from Sisson and the existing vegetation is depicted. Rausch seconded, but the motion failed 1-4.

Rausch made a motion to approve the preliminary site plan of North Point Commercial Plaza, with the following conditions: (1) that the existing trees be identified; (2) that there be a complete landscape maintenance plan; (3) that lighting be defined; (4) that signage be explained; (5) that a letter be obtained from MDOT for the tapers, approaches, egress, etc.;(6) and that Planner Sisson review the plans and provide approval and/or recommendations. Marczuk seconded, and the motion carried unanimously. Milauckas asked Ellingsen to make sure that Sisson contacts applicant if he has questions on the plan.

With the introduction of the Pump House Gym item, Milauckas recused himself and Rausch assumed the chair. Ellingsen referred to his letter of July 13 inviting the Darienzos to this meeting. Lighting has been changed. Darienzo said they had plans for shutters and awnings and were awaiting a landscape plan. When Rausch asked about the stones pictured on the sides of the building in the original plan which the Planning Commission approved, Darienzo said they had no plan for stones. They thought the landscaping would soften the look of the building. Rausch agreed to examine that plan when it is available.

Milauckas returned to chair the meeting and directed attention to upcoming joint Planning Commission meetings for the Tri-Community Plan on August 26 and September 16 at 7:00 P.M. in Douglas Village Hall, which he urged the Commissioners to attend. Also there will be a town meeting October 5, and the final review with the township board at the township hall on October 13 or 14.

Election of officers: Shanahan nominated Milauckas chairman of the Planning Commission, Rausch seconded, and the motion carried unanimously. Milauckas nominated Rausch secretary, Marczuk seconded, and the motion carried unanimously. For vice chairman, Milauckas declared the meeting open for nominations. Rausch nominated Olendorf, the present vice chairman, and Shanahan nominated Darpel. Milauckas closed nominations, and the voting was 3-2 for Olendorf.

Rausch announced workshops are coming up for basic planning, and times and locations can be found on the Michigan Township's web site: www.michigantownships.org.

The meeting adjourned at 10:20 P.M. The next regular meeting will be August 22 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Rausch to approve minutes of June 28.
2. Motion by Milauckas/Shanahan to approve 7/20/04 preliminary PUD plan for Way Point Homes with conditions.
3. Motion by Shanahan/Rausch to approve preliminary site condo plan for Way Point Homes with conditions.
4. Motion by Hanson/Rausch to table site plan discussion of North Point Commercial Plaza to next meeting. Failed
5. Motion by Rausch/Marczuk to approve the preliminary site plan for North Point Commercial Plaza with conditions.
6. New officers elected: Chairman, Milauckas; Vice Chairman, Olendorf; Secretary, Rausch