

SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 28, 2004

The Saugatuck Township Planning Commission held a special meeting on October 28, 2004, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Marczuk, Milauckas, Olendorf and Rausch

Absent: Shanahan

Chairman Milauckas called the meeting to order at 5:41 pm and explained that the purpose of this meeting was to review the Draft Joint Comprehensive Plan (dated 9/27/04). He asked for public comment and none was offered.

The Commission discussed page 13-5, the fifth bullet on that page, the seventh bullet in the section headed "Saugatuck Township". Rausch proposed and the Commission accepted the change from "Where there are no public storm water facilities and pristine creeks..." to "Where there are pristine creeks and no public storm water facilities..."

The Commission discussed page 12-1, the 3rd sentence underneath the section numbered 3. Milauckas proposed and the Commission accepted the change from "It could and should be modified as necessary, simply by the concurrence of proposed changes by each Planning Commission and governing body. Amendments and updates of this Plan should be reviewed by the Joint Planning Committee and the individual Planning Commissions" to "It could and should be modified as necessary, simply by the concurrence of proposed changes by each Planning Commission and governing body **proposing the change**. Amendments and updates of this Plan should be reviewed by the Joint Planning Committee and the individual Planning Commissions **to provide comments on such modifications**". The members believe that no municipal entity in the Tri-Community area should lose control over its own zoning by the failure of another municipality to agree to a change in the Plan.

The Commission discussed pages 9-1 through 9-3 where the ultimate buildout of the current zoning in the Township is calculated by the Planning and Zoning Center. Milauckas pointed out possible flaws in Table 9-1: R-1 district density should be 1 du/.75 acres, for a potential units of 1450, not 2176. R-3 district buildable acres cannot be 760, but may be more like 100, for a potential units of 200, not 1292. These changes would result in an ultimate buildout of approximately 2.5 times current population, not 4 times current population. The Commission concurs and would like to see a more accurate buildout analysis table. Milauckas proposed and the Commission accepted the change of the first complete sentence on page 9-3 from "A very rough buildout analysis revealed that the Township population could increase by more than 6 times..." to "A very rough buildout analysis revealed that the Township population could increase by more than **4** times..." Potential buildout even under PZC's analysis cannot reach 6 times.

The Commission discussed page 9-5, the second complete sentence. Milauckas proposed and the Commission accepted the change from "While a large portion of road improvements are paid for by the County, the Township supports a mileage (should be **millage**) (renewed in August 2004) in order to increase road improvements.." to "While a large portion of road improvements are paid for by the County, the Township supports a mileage (should be **millage**) (renewed in August 2004) in order to increase road **maintenance**.."

The millage is specifically for paving gravel roads and not for roads for new development. If new development requires roads the township has not historically and does not plan to pay for those roads with tax funds.

Milauckas pointed out the tense change on page 8-14, 4th sentence under the “Harbor” heading from “Dredging at the mouth of the channel has occurred for every few years for many decades and **will again occur** in 2004” to “Dredging at the mouth of the channel has occurred for every few years for many decades and **occurred** in 2004”. He pointed out the inconsistencies between the traffic count table on page 6-12 and the traffic count map on page 6-15, especially on the Lakeshore Drive counts 17 and 18, which are shown north and south of the washout instead of north and south of Wiley Rd.

The Commission discussed the Future Land Use Map (Map 10-1) on page 10-2. In addition to earlier changes discussed at the 10/13 meeting the following change were proposed by Milauckas and accepted by the Commission. The west side of Blue Star highway between the Douglas south city limit and I-196 should be shown as commercial, not as industrial. The Commission agreed to request Douglas to consider rezoning the existing industrial north of that site to commercial. The Commission agreed to authorize Chairman Milauckas to decide on the issue of how to depict low and medium density on the map with PZC and the other communities. Planner Mark Sisson has proposed creating a “Rural residential area” with lower density than low and to include the A1 and A2 districts in that area on this map. This is aside from the previous change of lakeshore and Clearbrook areas to medium discussed on 10/13. Olendorf remarked that the Commission should consider depicting the lakeshore area from Weeds Creek to M-89 as low to preserve existing multiacre sites as single family homes and remove possible future pressure to develop this lakeshore area more densely.

Milauckas said that he has been advised by township’s counsel that the rezoning of the M-89 parcel from A2 to C1 should be presented for approval to the Township Board before the property owner’s request to rezone is considered. The Commission adjourned at 7:04 P.M.