

SAUGATUCK TOWNSHIP PLANNING COMMISSION

November 10, 2005

The Saugatuck Township Planning Commission held a workshop meeting on November 10, 2005, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Hanson, Jarzembowski, Marczuk, Milauckas, Olendorf and Rausch
 Absent: None
 Also present: Planner Sisson

Chairman Hanson called the meeting to order at 5:07 P.M. Milauckas made a motion, seconded by Marczuk, to approve the minutes of the regular meeting October 24. The motion carried.

There being no public to comment, Hanson announced that he has sent a letter to the Allegan County Road Commission regarding potential traffic problems at 65th and 135th at Blue Star because of the Goshorn Woods development. Milauckas reported that stop signs have been placed at 64th St. and Clearbrook Drive where there is a blind corner. He suggested a meeting of the Road Committee, property owners and the Lake Michigan Shore Association about creating another access from Blue Star for developments near Lake Michigan to take pressure off Lake Shore Drive. Milauckas also wondered whether Douglas sends notices to neighboring property owners who are not within the city limits when there is a hearing on development. Hanson said he will write letters to the other planning commissions asking them to direct their zoning administrators to notify neighboring property owners whether within the city or not, suggesting they leave themselves open to potential litigation by not doing so. He hopes to have these letters ready for P.C. approval by the November 28 meeting.

The Commissioners turned their attention to the proposed zoning amendments. **Signs:** Section 1 in the list of what are considered signs, subsection (6) change “and” to “any,” subsection (8) remove “temporary”, subsection (9) to “but not including” add “Real Estate Signs or.” Section 2 subsection (c) (5) delete “such,” (c) (6) rewrite as follows: “No more than two real estate for sale, sold, or for rent Signs. Signs are to be removed within ten days following the closing of the sale or rental of the property so advertised. No real estate for sale, sold or for rent Sign posted on a Parcel may be erected that exceeds six square feet in area.” The same language in this rewritten subsection should also appear in Sections 3, 4, 5, 6 and 7 of the amending Ordinance.

Sisson commented on the ambiguity regarding the size of for rent signs: seasonal rental signs may only be 24X8 inches, whereas real estate for rent signs may be 6 s.f. Olendorf explained that the goal was to limit the size of seasonal for rent signs because they seem to be permanent fixtures. Therefore, Sisson suggested revising Sections 4, 5, 6 and 7 subsection (c) (7) to read: “Unless made part of permitted signs in zones C-1 and C-2, seasonal rental signs may be no larger than 24X8 inches and posted no longer than six months.”

Private Roads: Corrected lettering pages 1-16, 1-17 and 1-18.

Accessory Buildings: Sisson presented his reformatted version which clarified the language and a suggested alternative for subsection b on page 14-3 regarding the placement on the lot of detached garages or accessory buildings. There was some discussion of the sunset clause at the end of Section 16 Accessory Dwelling Units, and it was decided by consensus to delete that subsection 12 as well as the preceding subsection 11.

Outdoor Lighting Design Standards: On page 18-2, move (1) up to (d) and renumber the subsections accordingly. After some discussion of the unacceptable and acceptable lighting representations on pages 18-6 through 18-11, in which Milauckas questioned those on page 18-9, it was decided to add to (I), page 18-6, “commercial and industrial uses” to the explanation before Figure 1. A duplicate Figure 1 on page 18-7 was deleted, and the 30-foot illustration was deleted on page 18-8 so that parking and street lights have a maximum height of 20 feet.

Olendorf made a motion, seconded by Darpel, to send the proposed zoning amendments with these changes to Atty Bultje, but when it was determined that this had already been taken care of by the motions at the last workshop, Olendorf and Darpel withdrew the motion.

Discussion turned to the latest judicial decision on the Wolters Realty case for a “truck stop” at Exit 34. Olendorf was concerned about enforcing the Zoning Ordinance on signage, landscape buffers, asphalt surfaces, water uses, lighting and traffic if the Planning Commission has to consider a site plan for this development. Sisson suggested requesting that a landscape architect and drainage engineer review the site plan, with the applicant picking up the expenses. He named Paul LeBlanc as a good design resource. Milauckas questioned whether the township’s ordinances apply if the judge calls it a “truck stop.”

The Land Conservancy issue was discussed. It was suggested that if changes can occur in the Master Deed of a PUD, which might result in changes in the use of open space, there must be a problem with the state statute creating PUDs. Sisson explained that the statute does not say open space is “permanent” because over time if new owners do away with the PUD, a change can take place. In the meantime it takes 100% of the condo owners to vote to change the use of the open space. Zoning does not make for perpetual open space.

Jarzembowski said he has told the township board there may need to be a joint workshop with the P.C. about increased traffic and problems with emergency access to certain areas in the township with so much building and development going on. He cited the International Fire Code’s limit to the number of homes on a peninsula. Hanson said he thought zoning should be changed to limit density to five-acre lots in those areas. Jarzembowski added that infrastructure decisions must be made. Sisson added that the Tri-Community Plan has a good overall concept but gives no guidance as to how to solve these problems.

The meeting adjourned at 7:30 P.M. The next regular meeting is November 28 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandy Rausch, Secretary

MOTIONS

1. Motion by Milauckas/Marczuk to approve minutes of October 24.
2. Motion by Olendorf/Darpel to send changes in proposed zoning ordinances to Bultje. Withdrawn.