

Saugatuck Township
Planning Commission
December 11, 2006 – 7:00 PM

Minutes from the regularly scheduled Saugatuck Township Planning Commission held at Saugatuck High School, Saugatuck Michigan.

1. Call To Order:

Chair Hanson calls meeting to order at 7:00PM

2. Roll Call:

Present: Darpel, Edris, Hanson, Jarzembo~~u~~wski, Marczuk, Milauckas, Rausch.

Absent: None

Also Present: Mark Sisson, AICP, and Planning Consultant

3. Review and Adopt Agenda:

Rauch requests answer to a question

Milauckas requests addition of Tri-Community information, Zoning Ordinance corrections, and letter from Mr. Schippa

4. Approval of the minutes:

Chair recommends corrections to Nov. 21st minutes. Chair will contact Township Office to report corrections.

Motion by Milauckas to accept the Nov. 21st minutes as amended. 2nd Jarzembo~~u~~wski. Motion carried unanimously.

Motion by Jarzembo~~u~~wski to accept Nov. 27th minutes as amended. 2nd Rausch. Motion Carried unanimously.

5. No public comments:

6. Letters received:

Board addresses letter received by Mr. Schippa on Nov. 8, 2006. Letter received refers to AIS perk test by Allegan Co. Sisson updates Board members on the discussion between Mr. Schippa and himself, pertaining to the failed perk test on a rezoned parcel. Board member Edris feels further information is needed pertaining to the letter's concerns. Chair will obtain further information from the County Health Dept. Board addresses second letter received from Greg Janik on Dec. 5 concerning fire hydrants. Chair acknowledges speaking to Mr. Janik and states referral to past minutes will be taken.

7. David Michel-62nd St. and 126th. Ave. Special Approval Use, Art. VI home occupation.

Chair opens floor to Mr. Michel (applicant).

Mr. Michel addresses Board members stating his plans for an Antique European Automobile restoration operation, which vehicles are sold via Internet. States the extreme value of these automobiles allows him to produce no more than four per year. Chair reads list of what the Board members had previously requested from him, stating that Mr. Michel has addressed these requests. Chair requests verification from Mr. Velcamp, who recycles waste oil for Michel. Mr. Michel presents a letter from the State of Michigan which specifies he must obtain a used vehicle sales license if more than five cars per year are sold. Chair states that Mr. Michel claims that all sandblasting and painting will be outsourced, questions Mr. Michel on annual review if seen fit by the

Board. Board members question what form of insurance is needed for such an operation. Other questions from Board members pertain to the potential for expansion of the operation. Mr. Sisson explains that any expansion would trigger attention of the State and that the State would not issue a license without a letter from the Zoning Administrator. Board member Milauckas comments on letter submitted Dec. 4 2006 by Mr. Michels, referencing pg. 40-642 Home Occupations, as well as questions the need for signage. Chair acknowledges code and reads into minutes Sect. 40-642 and Sect. 40-692, believes property is in the A-1 District and a sign should not exceed 3 sq. ft., also states the Amendments to the letter submitted Dec. 4 would be acknowledged by the signature of Mr. Michels. Board member Jarzembo~~u~~wski questions the electrical service for the home business. Chair Hanson requests Public Comments:

1 Brian Brand Dykstra, 5969 58th St. – Speaks on the craftsmanship of Mr. Michel, supports the business
2 and encourages commission to accept the proposal.

3 Amy Cook Amy Cook 6207 122nd. - Speaks in favor of Mr. Michel's proposed project. Agrees with Mr.
4 Dykstra that Mr. Michel is an artist. Asks commission to approve the project.

5 Chair entertains a motion:

6 *Rausch moves that Saugatuck Township Planning Commission grant the Special Approval Use Home*
7 *Occupation in an attached garage application of Mr. Michel, 62nd and 126th Ave. in reference to*
8 *Ordinance 40-693 Special Use standards, contingent upon compliance with statements within the*
9 *amended Dec. 4, 2006 letter from Mr. Michel, with the conditions that:*

- 10 1. No vehicle sales license be designated for said address
- 11 2. No outdoors storage or display of restoration vehicles occur
- 12 3. Hours of operation be 10-6 PM Monday-thru-Friday (Business Hours)
- 13 4. No employee's shall be employed other than those that reside at said address
- 14 5. No painting or sandblasting of restoration vehicles will occur on said property
- 15 6. An annual review of home occupation will occur
- 16 7. Activities of the business are limited to the dwelling structure only and shall not
- 17 exceed the dwelling structure (as in out buildings)

18 2nd Edris. Motion carried unanimously.

19 Chair congratulates Mr. Michels and requests his signature on the amended Dec. 4, 2006 letter by Mr.
20 Michels.

21 8. Sunil Patel request to construct an Automobile Service Station.

22 **Parcel is located at the Northeast corner of Blue Star Hwy. and I-196, south of**
23 **The City of the Village of Douglas in the C-3 Zone. Special Approval Use (Sect. 40-693), Art. VI:**
24 **Special Approval Uses and Sect. 40-730 General Site Standards for the proposed use. A site plan**
25 **as submitted must conform to the specifications stated in Article IX: Site Plan Review. Continued**
26 **from 11/27/06.**

27 Chair opens floor for applicant presentation.

28 Mr. Smith, Mr. Patel, Focus Engineering Rep. / Presenter points out the significant changes to the site
29 plan since last meeting, building was moved to face North, service island increase from 4 to 6, building
30 size reduction, eliminated drive. States area must meet DEQ qualifications pertaining to wetland
31 landscaping. Board discussion on signage and canopy, roofline, and concerns with percentage of glass.
32 Makes reference to 40' buffer and their ability to meet this.

33 Chair opens discussion to Board members. Board members question the canopy, lighting of signage and
34 believes that more clarification must be made on the proposal. Board discussion on the grade of the
35 proposal, entrance indicators, gables of roof structure and canopy. Board member Darpel expresses his
36 difficulty-conceptualizing proposal without a 3-D model, stating he is unsure of the entire matter. Mr.
37 Smith states that the 8' width would be 5' with a 3' area available for plantings in answer to Board
38 concerns of South wall. Board member Milauckas questions catch basin and water control structure as a
39 precautionary measure for spillage. Chair sites Sect. 12 40-634 (D) illumination of signs, requests
40 photograph of lighting and signs.

41 Chair asks for public opinion. Chair returns to standards for review: 40-693 special approval use: (chair
42 reads from code book the requirements for special use permits) 40-730.

43 Motion by Rausch to approve Special Use for property located at intersection of Blue Star Hwy. and I-
44 196 South of the City of the Village of Douglas, approval based upon the following conditions: Change
45 in 8' W. Sidewalk to 5' with 3' area for plantings, planting of two spruce trees along South side of
46 building, West facing gable will be continuous gable, upon approval from KLSA and Road
47 Commission, that extra designation of entrance only road be implemented (arrows to discourage exiting
48 from area), and that Mr. Patel return with new sign design that has no back lighting. ~~Also requested is~~
49 ~~an approval as specified in the building code (inspection of installation of fuel line) report Jan. 2006. 2nd~~
50 ~~Jarzembowski.~~ Applicant is required to have on-site inspection by BLDI Engineering of fuel lines and
51 tanks, as specified in letter of Jan. 2006. 2nd by Jarzembowski. Darpel commented that building design
52 must comply with Building Design Standards of 2.0. Sec. 40-662 (b)(1).

53 Discussion-Marczuk concerned with the effect of other businesses within the area.

54 Roll Call vote. 7-0, Motion carried unanimously.

55 Chair calls for a short break. Reconvene at 10:10

1 Milauckas addresses / Ordinance 2003 102 (sect 20) and did not delete critical sand dunes. He will
2 define and send to Chair Hanson other errors in the codification. Hanson will give Jane a heads up on
3 the matter. Questions the need to institute as recommended a Tri-Community committee. Chair will
4 compose a letter suggesting a regular meeting of the 3 Municipalities occur.
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6 Chair adjourns 10:32 PM
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10 Submitted by Pam Aalderink, Recording Secretary
11 Dec. 16, 2006
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