

**Saugatuck Township
Planning Commission
Feb. 20, 2007**

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

1. Call To Order: Chair Hanson called the meeting to order at 7:00 PM

2. Roll Call: Present- Hanson, Marczuk, Darpel, Milauckas, Edris. Absent- Rausch, Jarzembowski
Also Present- Mark Sisson, Planning Consultant

3. Review and Adopt Agenda: Planning Commissioners review and adopt the agenda as submitted.

4. Public Comment-Audience & Correspondence:

Chair Hanson opens meeting for public comments, hearing none correspondence received is read into the record. Letters received:

A. Michigan Land Use Institute: Traverse City, Grand Rapids, Petoskey, and Beulah Offices.

Letter received from Keith Schneider, Editor and Director of Program Development. At request of local organizations as Concerned Citizens for Saugatuck Dunes State Park, Kalamazoo River Protection Association, and Laketown Area Neighborly Development, the Michigan Land Use Institute has initiated a new research and communications project that focuses on the Lake Michigan Shoreline in the Saugatuck/Douglas area. The institute is particularly interested in understanding the pace of development along the Lake Michigan shoreline from Glenn to Holland. The focus of the work includes 420 acres of the former Denison property in Saugatuck Township, coastal dunes and wetlands owned by the Oxbow School of Art, Oval Beach owned by the City of Saugatuck, and the Saugatuck Dunes State Park. Contact site for the Michigan Land Use Institute- www.mlui.org.

B. Mr. James Schmeichen: Professor of History CMU & Chair of Saugatuck/Douglas Museum.

Schmeichen addressed early features of the town of Singapore, mapping of the town's boundaries, and provided the Planning Commission with historic background of proposed area of build. Authority for protection of the site lies with the office of the state archaeologist (OSA) John Halsey, or Barb Mead.

C. Correspondence from Mr. Halsey & Mr. Hanson.

Mr. Hanson asked Mr. Halsey for help in finding people to do impact statements for historical-archeological resources on the property.

5. Informal Review:

A. Saugatuck LLC request of Informal Review: Proposed property is approximately 400-acre tract, Currently zoned R-4, North of the City of Saugatuck and South of the Laketown Township. Line along Lake Michigan (formerly known as "the Denison property"). Saugatuck LLC is currently in a pre-Development phase with said property.

Speakers present: Stephen M. Neumer, Senior Advisor for Investment Banking (Baird) and Henry L. Byrna, ASLA Vice-President JJR, LLC Ann Arbor, Michigan.

Byrna began the presentation with a review of the site systems approach and process from previous meeting (Flora & Fauna-North, View shed Analysis-North, Floodplains-North, River Hydrology, Existing Utilities-North, & Site history). Speaker stressed the intent of the presentation is to provide up-to-date information as he received it, pertaining to the site. Visual aides (mapping) were provided on the boundary lines of proposed property, Dunes elevation slope-South, Flora & Fauna location-South, and Viewshed Analysis-South. Information was provided on the Dune blow-out (motion area) for the South portion of property, which is currently encroaching into the floodplain area. Aerial view of property was provided. Vegetation on proposed site includes a large amount of sand and shrub scrub.

Byrna- Stated the property line extends into the old river channel. The Supreme Court of the State of Michigan had declared this to be a private body of water. Explained that further investigation needed to be acted upon (Mapping, Flagging, & GPS). States that current information on the breakdown of pines located on the property has not been obtained due to seasonal growth calendar period. Answering audience question on the verbiage "user critical", Byrna stated this verbiage is from a Planning Perspective meaning "of extreme value".

Other issues addressed by the two Speakers was the confirmation by the DEQ of correct data and mapping being used, scaled points of interest along the shoreline, secondary dune area, 100 year flood plain, Hydrologic studies needed to be completed and the need to stress to the audience that this

1 presentation conveys information as received.

2 Neumer- Saugatuck Township recently rezoned the majority of the Denison Parcel from R-2 and R-3B
3 to R-4 Lakeshore Open Space District and added Private Road requirements. The handout provided
4 was an evaluation of those amendments as they related to the development potential of the Denison
5 Parcel.

6 Planning Commission questioned the minimum lot area in the R-1,2,3 Districts and the basis for the
7 calculations of density.They asked about completion of an analysis of North and South properties and
8 net area and lot quantity.

9 Questions also pertained to the inclusion of the critical dune overlay.

10 Chair Hanson opened Public Comments:

11 April Schultz/D.P. Land Conservancy of West Michigan (www.naturenearby.org)- Provided a handout
12 pointing to a list of observed rare bird species, rare plant species, rare fish species, and rare reptiles and
13 amphibians, which have been viewed on the proposed property site. The list includes species currently
14 listed as Federally threatened, State threatened, and State special concern.

15 Neuman-Questioned if the DEQ required an endangered species study or is this done by the DEQ.

16 Schultz- Stated that a site as proposed would be brought to the DNR for endangered species list. Heavy
17 emphasis was placed on the extreme biodiversity of Denison South, which deems pursuit of every
18 avenue for preservation.

19 Neumer-Access to the South is available by boat, refers to the access via “fish town road”.

20 Toni Vettori/Saugatuck City Council Member-Questioned the existing maps, which included portions
21 of the City of Saugatuck. Neumer discussed the Mason property in the City, ownership to which is in
22 dispute.

23 Phil Miller/Holland St.- Documents reviewed with City of Saugatuck Manager show the property in
24 question to be owned by the City.

25 Dayle Harrison/Questioned the elevation measurement and the need to clarify the actual measurement
26 of 584.8’ as recognized by the Core of Engineers. Questioned why density numbers are being talked
27 about. Handouts provided on environmental impact report from the ‘70’s.

28 Miller-Questioned the overlay of floodplain-South, and current rumors of McClendon’s interest in Pine
29 Trail Camp area.

30 Neumer-Confirms talk has occurred with camp and interest in acquiring additional property.

31 Chair Hanson closes further discussion and informs audience members of a sign-up sheet for e-mail
32 notification of next meeting date.

33 (Chair calls recess of 5 minutes)

34 **6. Other Business:**

35 Discussion on proposed meeting dates for a workshop discussion on Miscellaneous Ordinance Review.

36 Dates set for: April 12, 2007 @ 7:00 PM to be held at the Township Office, and May 24, 2007 @ 7:00
37 PM to be held at the Saugatuck High School.

38 **7. Adjourn to next meeting:** Chair Hanson adjourned at 9:10 PM

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40 ****NOTE:** All presentation information provided for this meeting will be posted on the Township
41 WebPages by Chairman James Hanson.

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43 Submitted by Pamela Aalderink, Recording Secretary
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