

SAUGATUCK TOWNSHIP PLANNING COMMISSION

March 24, 2008

The Saugatuck Township Planning Commission met on March 24, 2008, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Rowe

Absent: Jarzembowski, Milauckas and Rausch

Also present: Planner Sisson, Jeff Wilcox, representing John Warner, and various members of the general public.

Chairman Hanson called the meeting to order at 7:05 P.M. and tabled the minutes. There was no general public comment. Hanson mentioned an e-mail from John Balmer, Serenity Pines having been removed from the agenda because all documents were not ready in time. He reminded the Commissioners of the Allegan County Planning Commission's session March 31.

Hanson opened the public hearing on John Warner's application for rezoning of a 4.85-acre parcel at 6420 Washington Rd. from the current dual zoning C-2/R-1 to all R-1. Edris read the notice published in the newspaper, and Hanson stated that the neighbors have been notified. Hanson called on the applicant, and Jeff Wilcox said Warner intends selling the two pieces of property. The north portion is already sold to Russell Ristau, and the south portion will be transferred to the house on Clearbrook Drive.

Sisson reviewed his memo of March 2 in which he called the 500-foot commercial zone along Blue Star "arbitrary" and said it is usually parallel to the street, but in this case the line runs diagonally through the lot lines. The only down side to rezoning, he said, was that more screening is needed between commercial and residential than between commercial and commercial. The residential zoning is consistent with Clearbrook Drive uses.

Jacob Brodbeck, 3493 Blue Star Hwy., said he got a notice about this rezoning and just wanted to make sure there would be no Holiday Inn.

Edris commented that the sooner the P.C. could get the zoning to coincide with the lot lines the better. Sisson said before the notice goes out next time, some preparation could be made to rezone adjacent properties that might need to coincide.

There being no further comment, Edris made a motion, supported by Rowe, to close the public portion of the hearing. The motion carried.

After the Commissioners reviewed the Rezoning Checklist and decided that rezoning was reasonable, consistent with neighboring uses, and consistent with the Master Plan, Edris made a motion to recommend to the township board the approval of John Warner's requested rezoning from C-2/R-1 to all R-1 as being consistent with the Master Plan and

the Rezoning Checklist in Sisson's memo of March 2, 2008. Rowe seconded and the motion carried.

Hanson directed the Commission to Sisson's Draft 3 of the Water Access amendments, and Sisson pointed out the changes in Sec. 40-910 (a). Subsection 2 now describes the number of units which may be granted access to the water from a residential lot on the water front as two (Sisson corrected from one) for the first 50 feet of water front and 1 additional for each additional 25 feet of water front to a maximum of 4, including the owner of the residence and lot. If there is much more water front, divisions would have to be made and new lots created in order to get more access lots, in which case the sliding scale in (b) 5 applies. Subsections 1 and 3 were already included in (a), but a fourth subsection limits accessory buildings to those permitted on the principal residential lot.

Subsection (b) describing a "keyhole" lot has been changed to require that it contain 5000 square feet of area with 33 feet of frontage on a street, and if it is bisected by a street, it must have at least 30 feet measurable from the ROW to either the water side or to the rear upland side. Added is the provision that the keyhole lot may not be used to meet the minimum lot area requirement for any other purpose. Also the sliding scale chart suggested by Milauckas is included and Large Tract Bonus eliminated as unnecessary. Provisions for vacant non-conforming lots becomes Subsection (b) 6, and standards for improvements to keyhole parcels are listed in (b) 8, as well as whether they need SAU. Hanson mentioned the need to create design and parking standards. Sisson said PUD standards need to be reviewed as well.

Rowe questioned what part of a 100-foot beach each of the four units granted access would be able to use. Sisson suggested making 50% of the beach on a lake available to the three units granted access. Darpel wondered how the 5000 s.f. keyhole area worked with a very wide beach front and how the setbacks for home development would be affected. Sisson suggested putting a minimum depth of 50 feet from the water's edge in Subsection (b) 2 and 3.

After some discussion, it was decided to allow one dock per 25 feet of water front and to require that it be constructed perpendicular to the shoreline, at least 20 feet from the property lot line.

Hanson presented his proposed budget for 2009, his assumptions, his analysis of last year and a budget for complex PUD's for the Commissioners perusal.

Meeting adjourned at 9:00 P.M. The next regular meeting is April 28 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Edris/Rowe to close public portion of hearing on John Warner's request for rezoning from C-2/R-1 to all R-1 of parcel at 6420 Washington Rd.
2. Motion by Edris/Rowe to recommend to township board the approval of rezoning from C-2/R-1 to all R-1 of John Warner's parcel at 6420 Washington Rd.