

## SAUGATUCK TOWNSHIP PLANNING COMMISSION

January 26, 2009

The Saugatuck Township Planning Commission met on January 26, 2009, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Jarzembowski, Milauckas, Rausch and Rowe  
Absent: None

Also present: Planner Sisson, Brent DeRose, Clare Disselkoen, P. G. Walter and members of the general public.

Chairman Hanson called the meeting to order at 7:00 P.M. Minutes of the December 15, 2008, meeting were approved as presented (Milauckas/Jarzembowski).

Public Comment: John Migas, 6541 Bradley, Saugatuck, asked about the status of the rezoning request by Reggie Smith for property on Bradley. Hanson explained that although the Planning Commission had approved the rezoning, the Township Board tabled the issue because of the "Corner Lot" definition in the Zoning Ordinance, which has since been changed and is now going through the process of being approved. Hanson added that this new definition means the Smith property could not be split as he had proposed. Migas wondered if properties like Smith's would remain partially in the Mixed Use Commercial Overlay District, and Hanson replied that Blue Star is under study with the purpose of allowing for more residential zoning. Sisson asked Migas if that is what he and his neighbors want, and Migas replied in the affirmative.

Hanson introduced the informal review of a site condo proposed by Clare Disselkoen at 6258 Old Allegan Road with six single-family home sites conforming to R-2 lot size all on the upland bluff running to the south and east of Old Allegan Road. P. G. Walter explained the plan included a short private road to serve three or four of the homes. Public water is available, individual septic systems would be installed.

Sisson cautioned that the lot areas cannot include the right-of-way for Old Allegan or the private road, suggested a shared drive for lots #1 and 2, and found a problem with the setback of the private road from a neighboring home. Jarzembowski suggested consolidating entrances to the development because of line of sight difficulties. Edris asked that septic tanks for the existing home be shown on the plan. Hanson asked for an assessment of the trees affected by the development. When Milauckas asked about the percentage of open space, DeRose said the wetlands' calculation must be subtracted, but the required 35% was available.

After a brief recess, the P. C. took up the proposed Water Access and Dock Density amendment of 12/04/08 as revised by Sisson's draft dated 1/23/09 to include provisions for the Natural Rivers Overlay District, increase the water access lot requirements to the minimum lot size for the underlying zoning district, include the definitions of "boat slips, water craft, and inland waterways," change the definition of "waterfront access property,"

add more dock regulations, provide a clearer concept of “contiguous,” provide for grandfathering sub-standard waterfront access parcels, and allow for the revisions made at the last meeting. There was quite a discussion of the width of setbacks between easements for paths, stairways, etc. to access the beach on a waterfront access parcel and an adjacent neighboring parcel. Milauckas and Sisson were assigned the job of working this out. The proposed amendment will be submitted to Atty Bultje for review.

Hanson reported on his meeting with Atty Steven Neumer, who represents McClendon’s Singapore Dunes LLC and presented the preliminary plan for the north property which included some 52 dwellings, 24 of which would be in the dunes and 28 in condos near the proposed marina, an inn with restaurant and marina near the former Broward boat works, a golf course, other dwellings outside the R-4 district, and an equine center with housing near Holland Street. Hanson said he commented to Neumer on the height limits in the Township and other items not allowed in R-4 and advised Neumer to come to the P. C. with a plan that can be approved by Planner Sisson. Milauckas suggested requiring that Sisson and Atty Bultje attend any future meetings with Neumer.

Meeting adjourned at 10:00 P.M. The next meeting is February 23 at 7:00 P.M.

---

Betty A. White, Recording Secretary

---

Sandra Rausch, Secretary

### **MOTIONS**

1. Motion by Milauckas/Jarzembowski to approve the December 15, 2008, minutes as presented.