

SAUGATUCK TOWNSHIP PLANNING COMMISSION

April 27, 2009

The Saugatuck Township Planning Commission met on April 27, 2009, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Milauckas, Rausch and Rowe

Absent: None (Trustee seat vacant)

Also Present: Layne and Deborah Lechner and Ron VanderVeen for Pine Trail Camp, one member of the public and two reporters.

Chairman Hanson called the meeting to order at 7:10 P.M. There was no general public comment. Planning Commission minutes of March 23 were approved (Milauckas/Rowe). Minutes of the April 1st joint meeting with the Township Board were also approved (Edris/Rowe).

Hanson opened the public hearing on a site plan review for a proposed 1440 s.f. addition to the chapel at Pine Trail Camp on Dugout Road in R-2. Secretary Rausch read the notice sent to adjacent neighbors only. Milauckas asked how this was being reviewed under the Zoning Ordinance if the notice says this is a conforming use, but Sisson's notes dispute that. Also if it was granted SAU for an expansion in 2000, is an additional expansion by-right? The Zoning Administrator has treated the camp as a permitted use under Sec. 40-272. Milauckas said if another expansion proposal comes up later, the P.C. shouldn't be forced to accept it as a permitted use, because it might be of more significance to the neighbors than this one appears to be. There was a question about whether this should have been noticed as for SAU.

Ron VanderVeen, representing the applicant, assured the P. C. that as to the SAU the applicant would agree that approval tonight would not set a precedent for future approval of construction.

Hanson stated that the P. C. would continue with this hearing and he would ask questions of Ellingsen and the Township Board tomorrow to resolve this confusion. With that, VanderVeen proceeded to explain the plans vis a vis Sisson's memo of April 24:

1. Floor and roof line of the addition will be an extension of the existing chapel;
2. Parking will be on the existing surface, no plans to change existing parking lot behind;
3. Oversized existing septic and drain field on plan will take care of this expansion;
4. Fire Code will have to be followed;
6. Only two trees will be taken down because they are in the way of the addition;
7. Spotlights on corners of the building are directed down.

Sisson said the plans are incomplete as far as grading and driveway are concerned. Hanson read a letter from Fire Inspector Janik, which raised concerns about an access road and availability of water for fire fighting. Hanson said the P.C. would like to see Pine Trail Camp and the Fire District come to an agreement over these concerns before

the P.C. would approve the site plan. The health department should be consulted on the adequacy of the septic and drain field.

Layne Lechner, applicant, said the camp is licensed for 200 persons. Dorms added earlier created the need for a larger chapel. There is a 77,000 gallon swimming pool next to the chapel which could be used for fire fighting. The Board of Directors is meeting May 15 to develop a master plan to make the camp relevant for the next 5-10 years. He said Janik told him the road to the chapel was adequate but trees needed to be cut.

Hanson made a motion to table the site plan review pending discussion and agreement between the applicant and the Fire District on fire suppression water supply and road access and with the health department on whether a new septic field or soil erosion permit will be required. Rausch supported and the motion carried.

Hanson reminded the P.C. that a new Michigan Planning Enabling Act was enacted last year, and the bylaws must be amended. He presented revised rules proposed by Atty Bultje for review and discussion. Hanson listed three questions he had:

1. Whether electronic means of notification of special meetings were acceptable or must it be by mail,
2. Capital improvement plan should be done by the P. C. unless the Township Board agrees otherwise,
3. P.C. members should be appointed by the Supervisor and confirmed by the Township Board, which isn't the way it's been done.

Sisson raised the quorum issue of voting, whether a majority of those present, or of the members of the P.C. He added that, except for the chairman of the P.C., any contact with applicants at the site involved should be avoided. Sisson commented on conflicts of interest also. He provided his own proposal for bylaws which he thought would cover some of the loopholes discussed, to be reviewed in the near future. The time allowed for sending notice for a special meeting was discussed at length, in light of the Open Meetings Act.

After a brief recess, the meeting reconvened at 8:50 to discuss duplexes and multi-family dwellings, following Sisson's memo of April 23 comparing Saugatuck Township with what is done in other communities. Sisson pointed out that duplexes are allowed by right in all residential and agricultural zones, except R-4, in Saugatuck Township, whereas in most communities duplexes are not allowed in ag zones, but generally in medium to higher density zones, or as transition areas between residential and commercial zones, where public utilities are present. Sisson suggested using the Master Plan to determine where multi-family residences should be allowed. Hanson described a development taking place on 63rd at M-89 where duplexes are being built on lots created by land division, with no clustering, no buffering, no control over tree-cutting, no open space, etc.

Hanson mentioned a meeting about Lakeshore Drive emergency routes at the township hall April 30, correspondence from the health department and DEQ about fill being dumped at the Disselkoen site, a letter from Fire Inspector to the Supervisor about the

lack of water for fire fighting in Whispering Waters (Chestnut Lane) and Indian Point developments, and a document from DEQ regarding Whispering Waters.

Hanson reported on a meeting he, Sisson and Atty McGowan had with Neumer from Singapore Dunes LLC about their proposing an overlay district or multi-use PUD for the north portion of the Denison properties. The Cooperation Agreement ends August 9, 2009, and at that point there would have to be a public meeting. Large and very high structures, the horse stables, the golf course, and the marina are concerns which have been expressed to Neumer, et al. Milauckas wondered what the community will think of the commercial aspects.

Meeting adjourned at 9:45 P.M. The next regular meeting is May 11 at 7:00 P.M. at Saugatuck High School media center.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTION

1. Motion by Milauckas/Rowe to approve minutes of March 23.
2. Motion by Edris/Rowe to approve minutes of joint meeting with the Township Board April 1.
3. Motion by Hanson/Rausch to table site plan review for Pine Trail Camp.