

SAUGATUCK TOWNSHIP PLANNING COMMISSION

May 11, 2009

The Saugatuck Township Planning Commission met on May 11, 2009, at the Saugatuck High School on Elizabeth Street, Saugatuck, Michigan 49453.

Present: Darpel, Edris, Hanson, Milauckas and Rausch

Absent: Rowe

Also present: Layne Lechner of Pine Trail Camp and one member of the public

Chairman Hanson called the meeting to order at 7:09 P.M. Minutes of April 27 were approved as amended (Milauckas/Rausch) as follows: Page 2, 3rd paragraph, in Sisson's comments, the second sentence should read, "He added that, except for the chairman of P.C., any contact with applicants at the site involved should be avoided;" and Page 3, 1st full paragraph, 2nd line should read, "Singapore Dunes LLC about their proposing ..."

There being no general public comment, Hanson invited Lechner to inform the P. C. on the progress at Pine Trail Camp, and Lechner reported that Fire Department and Health Department approvals are not as yet complete. He added that the Fire Chief had issues with whether the swimming pool would be adequate for fire fighting.

Sisson commented that the ZBA will have to eventually approve a master plan if and when Pine Trail Camp formulates one.

Standards for site plan in Sec. 40-816 were reviewed, especially subsections 7, 20 and 21 which applied to this project. Lechner explained the changes that would have to be made to the revised site plan, dated 5/11/09.

Hanson made a motion, supported by Milauckas, to approve the site plan for expansion of the chapel at Pine Trail Camp with the following conditions:

1. that the ZBA allows the non-conforming use to continue;
2. that road access for emergency equipment and water supply for fire suppression approved by the Fire District is provided before expansion of the chapel begins;
3. that all relevant approvals from regulatory jurisdictions are provided;
4. and that a final site plan which meets all these conditions is submitted to the P. C. chairman. The motion carried.

The Planning Commission entered into a lengthy discussion of duplexes and multi-family residences and in which zoning districts they should be allowed. Sisson questioned whether the ag zone is a place where the P.C. would want to see a full range of housing styles. Sisson advised that if duplexes, etc. were allowed by right in some zones and by SAU in others, based on whether public sewer and water were available, developers would propose community sewage systems for the SAU projects. Saugatuck Township does not accept responsibility for those systems, but rather hands them over to the DEQ, thus relinquishing control over them. Density was another issue considered, and Hanson

said peninsular areas should not be dense because of the difficulty of providing access to emergency vehicles. The map page 10-2 in the Tri-Community Plan, which shows a medium to high density single and multi-family residential area, was consulted. Sisson asked the P.C. to consider (1) when a subdivision or site condo is proposed, some duplexes might be allowed if P. C. controls where they go and lot size is increased, (2) allowing duplexes with SAU so P. C. can see where they go and what they look like, (3) PUD proposal. He advised using public water/sewer availability as the overriding tool to control duplexes and multi-family residences. There was consensus on taking duplexes and multi-family residences out of the A-1 Zone and on requiring larger lot sizes for duplexes.

Meeting adjourned at 8:24 P.M. The next regular meeting is June 22 at 7:00 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTION

1. Motion by Milauckas/Rausch to approve amended minutes for April 27.
2. Motion to approve site plan for expansion of chapel at Pine Trail Camp with conditions.