

SAUGATUCK TOWNSHIP PLANNING COMMISSION

April 23, 2012

The Saugatuck Township Planning Commission met on April 23, 2012, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Conklin, Edris, Hanson, Harrison, Milauckas, Rausch and Rowe

Absent: None

Also present: Planner Sisson and members of the general public.

Meeting was called to order at 7:05 P.M. by Chair Edris. Minutes of the January 23 meeting were approved as presented (Conklin/Rowe).

Correspondence: Edris read a letter from the Ganges Township Planning Commission, dated March 6, informing the West Michigan Regional Planning Commission and other interested parties that they were going to update their Master Plan; he will request copies.

Public Comment: Dick Waskin, 6576 Heron Ridge Rd., said he thought it was good that the Planning Commission is taking a look at the PUD Ordinance because it does not give a developer the incentive of increased density. He quoted from a publication of the Municipal Research and Service Center in Washington, D. C. regarding what PUD's should provide. Edris asked him to send this to the office so it can be distributed to the Planning Commissioners.

Motion to close public comment period (Rowe/Rausch) carried.

Edris opened the discussion of Joe Migas request for an extension of his special use permit for a golf course on Wiley Road. At this time Milauckas recused himself because of his relationship to Migas. Edris read a letter, dated March 16, from Joe Migas requesting the extension so he can secure financing. Edris said Ellingsen told him there has been activity on the site and he was in favor of its being extended. Motion was made to extend Joe Migas' special use permit to April 23, 2013 (Conklin/Rowe), and carried.

Milauckas rejoined the panel and explained that he and Edris had met with Atty Stephen Neumer, who provided them with information on PUD's advanced in the Great Lakes Century by the City Design Practice of Skidmore Owings & Merrill LLP, encouraging them to modify the PUD Ordinance to achieve the goals of the Master Plan's "Smart Growth," pages 1-4. Edris assured the Commissioners that he had cleared this meeting with Neumer with the Township attorney. However, Harrison said he thought the discussion of PUD's was inappropriate at this time because the litigation has not been settled with Singapore Dunes LLC, and he wanted to table it. Edris said he wanted to take the subject of PUD's out of the context of the litigation because it is not specific to any particular property but rather to all property. He felt consensus was for Planner Sisson to present his information on PUD's to the Planning Commission.

Sisson proceeded to present a paper on Planned Unit Developments, the flexibility to be accomplished, the alternative methods of processing them, etc. Milauckas gave a brief history of why the township had kept the PUD ordinance so restrictive as to density and uses allowed, aiming at consistency from Planning Commission to Planning Commission. Sisson urged the Commissioners to identify areas where density exchanges would achieve something good for the community. Harrison said it was clear that this community, like other lakeshore communities, wants to keep the rural atmosphere to attract tourism. Sisson said he would e-mail other information on the incentives, and Edris suggested that the Commissioners think over Sisson's presentation and study the additional information the office forwards on the subject of PUD's.

Edris asked the Commissioners to e-mail the dates around Memorial Day, the week before and after, when they are available for a May meeting, and he will decide.

Meeting adjourned at 8:30 P.M.

Betty A. White, Recording Secretary

Sandra Rausch, Secretary

MOTIONS

1. Motion by Conklin/Rowe to approve minutes of January 23.
2. Motion by Rowe/Rausch to close public comment.
3. Conklin/Rowe to extend special permit use for Joe Migas' golf course to April 23, 2013.