

## SAUGATUCK TOWNSHIP PLANNING COMMISSION

August 26<sup>th</sup>, 2013

The Saugatuck Township Planning Commission held a regular meeting on August 26<sup>th</sup>, 2013 at the Kalamazoo Lake Sewer Water Authority, 6449 Old Allegan Road, Saugatuck, MI 49453

**Present:** Chair Maggie Conklin, Brad Rudich, Joe Milauckas, Sandy Rausch, Ed Welk, Dayle Harrison, Bill Rowe

**Absent:** None

**Also Present:** Township Planner Mark Sisson and Zoning Administrator Al Ellingsen

Chair Conklin called the meeting to order at 7:04pm.

### **III. Review to Adopt the Agenda.**

Added #6 "Joint Meeting Between Planning Commission, Zoning Board of Appeals and Township Board. Also added #11 Township Board Update and Planning Commission Comments. Motion to adopt agenda by Rowe, Rausch second. Motion passed 7-0.

### **IV. Approval of Minutes**

Harrison motioned to table until the next meeting, Rausch second. Motion passed 7-0

### **V. Public Comments and Correspondence**

None

### **VI. Joint Meeting between PC, ZBA & Township Board**

PC requested to meet Wednesday, September 4<sup>th</sup> at 7p (after the board meeting) with the Township Board. They have asked Brad to get with Township board to confirm date & location.

### **VII. Continuation of Discussion – Sign Ordinance and definition of "sign"**

There was discussion of having a possible new language in defining a sign and maybe amending the current sign ordinance. Milauckas motioned to table the discussion until the next meet after Sisson sends out fresh copies of the April memo so board can review. Rowe second. Motion passes 7-0.

### **VIII. Continuation of Discussion – of Committee to study Hydraulic Fracturing or "Fracking", possible Ordinance**

The fracking committee (consisting of Rausch, Harrison and Rudich) has met twice and is scheduled to meet again in a few weeks. They have set a timeline (because of the 6-month moratorium) of 3 months to put together an ordinance that would encompass all of the needs at once. It will then be presented to Planning Commission for review.

### **IX. Consider alternative review and approval for "minor" and "major" private roads, corner lots and setbacks.**

A revised version of the ordinance was presented to the board by Mark Sisson. Milauckas was wondering if they could simplify the ordinance changes by just updating the beginning verbiage, adding a sentence or two by stating the Planning Commission would review and approve all private roads in regards to site condominiums or PUD's and all other roads are approved by zoning administrator (like Land Divisions). So basically all projects that are reviewed by the Planning Commission would also have to have their private roads reviewed.

In regards to corner lot setbacks, Rowe would like to update the definition of Private Road by removing "private access drive". Sisson suggested as opposed to removing that verbiage, just state the number of lots it accesses.

In summary - PC will add a definition of driveway and shared driveway. Milauckas and Sisson will come up with language for the PC to review next month; member of the PC are to read and review it, decide if they like it, if it's too much or if it's something they want to do. Rowe motioned to table to next meeting, Welk second. Motion passes 7-0.

#### **X. Reverting R-4 to R-3B**

Harrison motioned to table this discussion item and put it on the agenda next month. Rausch second. Motion passes 7-0. Discussion: Harrison also suggested changing agenda item to also mention R-2 or previous zoning.

#### **XI. Township Board Update and PC Comments**

Rudich reviewed the consent judgment that the Township Board had approved stating that we (the PC) will only go to state guidelines for critical dunes ordinances and not beyond. Harrison would like a more clear explanation of the judgment. Ellingsen said he would get something in writing from Bultje and present to the PC at the next meeting.

#### **XII. Adjourn**

Chair Conklin adjourned meeting at 9:39pm.

Elizabeth "Birdie" Holley, Recording Secretary