

## SAUGATUCK TOWNSHIP PLANNING COMMISSION

October 21<sup>st</sup>, 2013

The Saugatuck Township Planning Commission held a special meeting on October 21<sup>st</sup>, 2013 at the Laketown Township Hall, 4338 Beeline Road, Holland, MI 49423

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

**Absent:** Bill Rowe

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

Chair Conklin called the meeting to order at 7:07pm.

### III. Public Comments

None

### IV. Presentation and discussion of potential PUD from Singapore Dunes, LLC. Informal Sketch Plan Review.

Singapore Dunes, LLC has applied for dimension variances to allow for the construction of four multi-family buildings which are 55.5 feet and 60.5 feet above grade level. Current maximum height allowed is 35 feet for all zoning districts. According to Singapore Dunes, the primary purpose for applying for these height increases would be concentrate on a smaller area, therefore reducing the impact. Furthermore, the parking for residential units in the multi-family buildings would be underneath these buildings, reducing the impact on the balance of the property. After Singapore Dunes presented this to the Zoning Board of Appeals, it was recommended they present a planned unit development "PUD" option to the Planning Commission. This was purely an exchange of informational meeting; Jim Bruinsma who represents Singapore Dunes was present for questions, concerns and feedback. He also stated the objective is to work within the parameters of the zoning ordinance. Hank Byma of SmithGroup JJR presented the proposed PUD to the Planning Commission.

Milauckas had a levels question in regards to 581 being at the bottom of the basement in two of the buildings (buildings 1 & 4), the record high levels in '86 we hit 582 ½, he wanted to confirm developer was aware of that. The developer said in a lot of cases it is set at 583. Milauckas said if the soil is very porous, (dune sand) and hypothetically levels come back up to 582, he is not sure if the water level surrounding the basement parking lot will in fact be 582...perhaps they (the developers) can deal with drainage and catching of water, but they should be aware. The average long term average is 579, right now at 577.5. Second question is the phase 2 reference, in regards to the Phase 2 14.52 acres, is density computed off of the 14.52 acres? Bruinsma said the actual total acreage of the PUD is 125-130 (adding B-H geographical areas, including the 19 single family lots already on western acreage and the few house sites on the pine trail camp property). Milauckas wanted to confirm that in parcels A-H will have no further development, just the 91 units proposed (minus G & J – they are considered Pine Trail Camp Area (and possible phase 3), F, E & H would go towards conservation). Milauckas also wanted to confirm these parcels are not considered in density computation and are subject to potential future development and it was confirmed.

Harrison wanted to know about if the *International Great Lakes Datum* is what was used for the datum. Byma stated that the datum survey the State of Michigan required is the one that was used. Harrison also asked about a discussion from years ago focusing 100 family residential units on the entire parcel of the 230 acres which included the pine trail camp properties, where is that at? Bruinsma said they are still working within that range. Harrison would like to get more details on this entire project, as conceptually it's hard to get a handle on this. He was also concerned about Dugout Road; he wanted to know if keeping Dugout Road would change the location of the access road. Which also lead to his other concern, where are they on the location of the roads. Bruinsma said as soon as DEQ get them the

information, he will pass it along to the Planning Commission. Harrison also wanted to know more about the sewer and water layout. Bruinsma stated there is no sewer line currently being proposed to the DEQ. He wanted to confirm the 19 land division parcels, in addition to 72 multi-family units was indeed the correct understanding, and Byma confirmed. Harrison went on to ask about any parking lots being built, Bruinsma said that there are no public uses on the property therefore a parking lot at this time is not necessary. Harrison wants to know where guests will park and Byma stated that each unit gets 2 parking spots which should be enough to supply parking to guests as well.

Conklin asked about the mini sewage plant (package plant), she would like to see more on that. Conklin wanted to confirm that the buildings are between 20 ½ & 25 ½ feet beyond the permitted maximum height, is that beyond the ridge cap or the midpoint? Byma said it measures from the mid-point because that is the measurement PC has for the 35 feet. And the cupola, will there be stairs? Byma said no, because it is not for use, it is for decoration. Harrison has requested more information about alternatives such as number of buildings and lower heights.

#### Public Comment:

Jon Helmrich ~ Would like to know if Singapore dunes will be presenting to the PC details on the proposed conservation easement. He would like to hear about it more detail at their next presentation. Helmrich feels the easement should be placed in areas that make the most sense and where it does the most good and does conservation best. He feels it's all about balance, balancing the protection of the most fragile of rare ecological resources within current zoning laws, the division of the community as articulated in the tri community comprehensive plan and within the rights of Mr. McClendon to obtain a suitable ROI on his investment. Currently with the revised zoning does not allow multi-family condominium, especially at 65 feet heights, nor does it allow marinas. The DEQ has not yet given approvals to build it the interdunal wetland areas. Helmrich ended his public comment with some quotes from the "Master Plan" (Tri community comprehensive plan).

Jane Dickie ~ Shared how she felt in regards to the importance of recognizing deception of perception. Dickie feels the pictures presented by Singapore Dunes LLC were based on the vanishing point, which was placed very far away. The perception was not real. Asked the PC not to base your decision of the pictures but by the understanding of what the heights mean and why certain variances were put in place. Said it was not up to the PC to figure out how they solve their problems, it is up to Singapore to follow the rules and figure out where to place a fifth building. Jane also shared her concerns with flooding in the parking garages, making it possibly inhabitable or worse case, someone dying. Jane closed with mentioning that in this presentation, while well done, was a bit perceptive (in her opinion). The marina was not even addressed in this presentation; it was just assumed OK, which is not the case. Dickie concluded asking the board to request full details and not to feel obligated to approve anything until they are satisfied with 100% of everything presented.

Rachel Hood of West Michigan Environmental Action Council out of Grand Rapids ~ Concerns include the ecological character of this space, this space as designed does not protect the critical interdunal wetlands of this property. This would not continue to support a habit for the species that use this space. There is an enormous echo that is hugely disruptive, and all the commercial and boat activity at this particular space would be a noise concern. She is also concerned with design and concept of this space, in regards to place making which is about building density, and using existing spacing to achieve. It is attractive to people of all ages because it provides access for walk ability for all places. This space does not allow this; it is far outside the walking dense urban environment that Saugatuck and Douglas provide. This will take money and resources out of the small local economy and out of the community into this island of a place where there is not conductivity unless you drive from place to place, which is not the type of tourist dollar that people want to spend. Feels supporting this development as it is, undermines all of the work that is happening to making this a world class tourist destination. In protecting this, we have to protect the natural resources, and public access to the lake and river, and it is all just privatized and built up for people with wealth, it will die along with all of the people who have

wealth. She also feels we will have ruined all these natural resources to build a property that last 10 maybe 20 years.

Cynthia McKeen ~ Complimented the presenters on the progress being made. Although, she agrees with Jane and does not believe that the picture presented are accurate. She also agreed that it is not the PC's job to help create every single unit, and there is no need to go above 4 floors for each unit. She is concerned about the parking under the buildings. Also felt Rachel's comments were beautifully stated.

#### **V. Review and potential approval of minutes from previous two meetings**

A. July 22nd, 2013 Minutes. Rausch moved to approved minutes as amended. Milauckas supports. Motion passes 6-0

- Updated spelling of Rausch (from Rauch) under section IV & VI
- Revised wording in regards to Milauckas comment on Rule 5.2 of the PC rules & procedures and determination of conflict of interest under section VII
- Revised wording in section VII about where most possible fracking locations are in the state.
- Updated verbiage in section IX where Sisson discusses the rationale of an ordinance change.

B. August 26th, 2013 Minutes. Rausch moved to approved minutes as amended. Rudich second. Motion passes 6-0.

- Removed "Board" from last line of section VIII

#### **VI. Adjourn**

Chair Conklin adjourned meeting at 10:11p

**Approved minutes 3/24/2014.**

Elizabeth "Birdie" Holley, Recording Secretary