

**APPROVED MINUTES AS AMENDED**

**SAUGATUCK TOWNSHIP PLANNING COMMISSION**

May 28, 2014

The Saugatuck Township Planning Commission met on May 28, 2014, at the township hall on Blue Star Highway, Saugatuck, Michigan 49453.

Present: Rowe, Conklin, Rudich, Miller-Cook, Milauckas, Harrison

Absent: Welk

Also present: Planner Sisson & Zoning Administrator Ellingsen

At 7:00 P.M. Chairperson Conklin asked Vice Chairperson Rowe to run the meeting due to Conklin's laryngitis. Rowe called the meeting to order. Milauckas & Harrison arrived shortly after 7. Milauckas made a request to add tri-community on the agenda under updates and to have it on the agenda every month. Rudich motion to approve the May 28 agenda as amended, seconded by Miller-Cook. Motion carried. April 28 minutes were approved as amended, motion by Rudich, seconded by Miller-Cook. Motion carried.

**Tri-Community:** Conklin stated that at the last tri-community meeting, Douglas didn't show again. Conklin thinks there is a lack of interest from Douglas. Conklin proposes that instead of meeting every 3 months that they meet on June 10 and July 13. Milauckas feels we need to move forward with or without Douglas.

**Public Comment:** None

**Correspondence:** An email sent from Joe Gorka, 3444 Holland St, Vacant, supports the proposed revision to the zoning districts in their neighborhood.

**Budget reports:** Rudich stated the proposed budget for the 2014 fiscal year for the attorney and planner fees are \$15,000 for attorney fees and \$10,000 for planner fees. Rudich also mentioned Singapore Dunes LLC has two escrow accounts set up at the township office.

**Public Hearing-Rezone portions of R-4 to R-2 or R-3B:** Planner Sisson suggested eliminating the R-4 district to the properties outside McClendon's parcels. Sisson stated that the R-4 would remain in the ordinance because of the McClendon property. Because of the consent agreement R-4 cannot be enforced. It would basically be a ghost zone. It could though be later eliminated..

Vice-Chairperson Rowe closed the public hearing which there was no public comment.

Discussion took place with the commissioners on rezoning Tallmadge Woods (0320-004-012-00) & the Lighthouse property (0320-004-011-00), from R-4 Lakeshore Residential Zoned District to R-3B Lakeshore Transition Zoned District. The commissioners also discussed Ox Bow (0320-004-014-10) and the other 6 parcels(0320-004-014-00, 03-20-004-014-20, 03-20-004-015-00, 03-20-004-016-00, 03-20-004-002-10, 03-20-004-002-

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20), from R-4 Lakeshore Residential Zoned District to R-2 Riverside Residential Zoned District.

Sisson stated that the purpose of adopting the R-4 zone was basically to protect the large undeveloped parcels on the McClendon property, which was owned by the Denison's at the time of the R-4 was put in place. Now that the R-4 doesn't exist on ~~those parcels it doesn't need to stay in place for the other parcels~~ the Denison/McClendon parcels south of the river and it doesn't apply to the parcels north of the river and it doesn't need to stay in place for the smaller parcels. The Planning Commission was satisfied that because of the conservation easement, the larger tracts of land are adequately protected

Miller-Cook motion to revert Tallmadge Woods (0320-004-012-00) and the Lighthouse parcel (0320-004-011-00) back to R-3B, and the remainder of the parcels (0320-004-014-00, 03-20-004-014-20, 03-20-004-015-00, 03-20-004-016-00, 03-20-004-002-10, 03-20-004-002-20), back to R-2 as noticed, seconded by Rudich. Unanimously approved.

**Status of non-substantive ZO changes and "fracking" ordinances:** Z A Ellingsen stated he sent the 23 page non-substantive to Ron Bultje for review. Rudich stated that he will be in contact with Sherry Batzer in the next couple of weeks.

**Continued discussion regarding reverting part of Industrial Zone to Agricultural or Residential Zone:** Sisson suggested that the comprehensive plan be looked at on how the change of zoning would look like. Sisson stated the process would be to prepare a draft language and then take it to a tri-community public hearing and see how the public reacts. Chairperson Conklin asked Planner Sisson to write up some new language to bring to the Planning Commission on downsizing the industrial use and making recommendations on reality zoning. Sisson suggested rezoning of the parcels should not happen until after the approval of the master plan.

**Township Board Updates and Planning Commission Comments:** Rudich stated that job interviews are being done in the next couple of weeks for the Zoning Administrator job.

Meeting adjourned at 8:22 P.M. The next regular meeting is June 23, 2014.

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Lori Babinski, Recording Secretary

**MOTIONS**

1. Motion by Rudich/Miller-Cook to approve the May 28, 2014 agenda as amended. Motion carried.
2. Motion by Rudich/Miller-Cook to approve the April 28, 2014 minutes as amended. The motion carried.
3. Motion by Miller-Cook/Rudich to revert Tallmadge Woods (0320-004-012-00) and the Lighthouse parcel (0320-004-011-00) back to R-3B, and the

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remainder of the parcels(0320-004-014-00, 03-20-004-014-20, 03-20-004-015-00, 03-20-004-016-00, 03-20-004-002-10, 03-20-004-002-20), back to R-2 as noticed. Motion carried.