

SAUGATUCK TOWNSHIP PLANNING COMMISSION

July 28, 2014

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

Present: Rowe, Conklin, Rudich, Miller-Cook, Milauckas, Harrison, Welk
Also present: Zoning Administrator Steve Kushion

At 7:02 P.M. Chairperson Conklin called the meeting to order. Rudich motioned to strike #10, brief discussion regarding Township Board's changes to the PC & ZBA renewal process on the agenda. Rudich stated it was for the township board to be discussing not the planning commission. Miller-Cook seconded. Roll call vote: Rudich-yes, Welk-yes, Miller-Cook-yes, Rowe-yes to strike #10, Conklin-no, Milauckas-no, Harrison-no voted no to strike out the discussion regarding township board changes to the PC & ZBA renewal. Rowe motion to add Tri-Community updates to the agenda. Welk seconded. Motion carried. Rowe motion to approve the July 28 agenda as amended, seconded by Welk. Motion carried.

Public Comment: None

Correspondence: None

Budget reports: Discussion took place on the escrow account balances and the new Zoning Administrator line item.

Review minutes of 28 May 2014 meeting: Addition to the **Public Hearing-Rezone portions of R-4 to R-2 or R-3B:**

Vice-Chairperson Rowe closed the public hearing *which there was no public comment*. Added a sentence: *The Planning Commission was satisfied that because of the conservation easement, the larger tracts of land are adequately protected.*

Change in sentence: Now that the R-4 doesn't exist on *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.*

Rowe motion to approve the amended May 28, 2014 minutes, Rudich seconded. Motion carried.

Status of non-substantive ZO changes and "fracking" ordinances: Z A Kushion suggested having a public hearing for the non-substantive changes at the August meeting. Harrison stated that the fracking committee agreed to eliminate the Wells, Gas/Oil in the three commercial districts and have it added has a Special Approval Use in Sec. 40-1046. Table of Uses. Commissioners would like to have SAU on all the districts for the Well, Gas/Oil use *except Residential districts which would be a no.*

Commissioners went over Bultje's document which will have to be amended before there is a public hearing.

APPROVED AS AMENDED ~~DRAFTED~~ MINUTES

Rowe motion to consult Bultje regarding Sec. 40-1046 Well, Gas/Oil that all districts could be changed to SAU. Miller-Cook seconded. Motion carried.

Rowe motion to bring the non-substantive ZO changes from Bultje's document for a public hearing in August. Rudich seconded. Motion carried.

Carried discussion regarding reverting part of Industrial Zone to Agricultural or Residential Zone: John Hagerty, 6369 Old Allegan Rd stated that Old Allegan Rd should be reverted Industrial Zone to Residential or Agriculture.

Kushion stated that the Master Plan is basically a guideline to follow and should not have to be amended because of rezoning a district. But to mention it in the Master Plan that the zone needed a change.

Milauckas suggested that we have a public hearing before the commissioners make changes. Commissioners suggested having the public hearing in September.

Commissioners suggested ZA Kushion to look at the parcels in that area and see what the uses are. Kushion stated he would try to bring something to the PC in August.

Break: 8:30-8:35

Brief discussion regarding current sign ordinance, with new Z.A: Z.A. Kushion stated he was taking inventory of the signs along the Blue Star Corridor.

Tri-Community: Meeting was cancelled and rescheduled for tomorrow, July 29. Pam Aaldrink will be doing the circulating of the packets. City of Douglas is working on their own master plan but will integrate with the township and the City of Saugatuck.

PC Seat nominations and elections: Welk motion to reelect the current officers, Conklin, Chairperson, Rowe, Vice-chairperson, Miller-Cook, Secretary. Harrison seconded. Motion carried.

Township Board Updates with Mr. Rudich and Planning Commission Comments: Rudich stated that the board will be discussing a single trash hauler for the township and said that an ordinance would have to be put in place if past.

Meeting adjourned at 8:58 P.M. The next regular meeting is August 25, 2014.

Lori Babinski, Recording Secretary

MOTIONS

1. Motion by Rudich/Miller-Cook to strike out #10 on the agenda, Brief discussion regarding Township Board's changes to the PC & ZBA renewal process. Motion carried 4-3.
2. Motion by Rowe/Welk to replace item #10 with Tri-Community. Motion carried.

APPROVED AS AMENDED ~~DRAFTED~~-MINUTES

3. Motion by Rowe/Welk to approve the July 28, 2014 agenda as amended.
Motion carried
4. Motion by Rowe/Rudich to approve the May 28, 2014 minutes as amended.
Motion carried.
5. Motion Rowe/Miller-Cook to consult Bultje on Sec. 40-1046, Well Gas/Oil that all districts could be changed to SAU. Motion carried.
6. Motion Rowe/Rudich to bring the non-substantive ZO changes from Bultje's document for a public hearing in August. Motion carried.
7. Motion Welk/Harrison to reappoint Conklin, Chairperson, Rowe, Vice Chairperson, Miller-Cook, Secretary. Motion carried.