

AMENDED APPROVED MINUTES

The Saugatuck Township Planning Commission met on March 23, 2015 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Conklin, Rowe
Absent Excused: Prietz, Welk, Milauckas
Also Present: Zoning Administrator Steve Kushion

At 7:00 pm Chairperson Conklin called the meeting to order.

Pledge of Allegiance

Review and Adopt Agenda: No changes to the agenda. Rudich motioned to approve the agenda, Rowe seconded. Motion approved unanimously.

Review of February 23, 2015 meeting minutes: Under the Public hearing for Proposed Zoning Amendments, 2nd paragraph, 2nd sentence, insert 'ambiguous wording in' between 'to' and 'Section'. In the same paragraph, 4th sentence, delete 'the other portions of the township could be outside of the R3B district' and replace with 'other zoning districts in addition to R-3B are regulated by the Critical Dune Overlay provisions of 40-337.' In the same paragraph, 5th sentence, change 'decided' to 'discussed'. In the same paragraph, 7th sentence, insert 'Mr. Bruinsma's letter raised' before 'the second concern'. Under the Public Hearing for Proposed Zoning Amendments, 4th paragraph, 2nd sentence, add 'unenforceable' between 'had and 'provisions'. Under the Public Hearing for Proposed Zoning Amendments, 6th paragraph, last sentence, add 'At first' before 'Attorney Bultje'. Also add this sentence to the end of the 6th paragraph, 'However, after additional discussion with the planning commission, he clarified that such future amendments would apply to Singapore Dunes unless they negatively affect any of the specific development rights included in the Consent Judgment or Settlement Agreement'. Under 'Review of Tri-Community Master Plan, change the last word of the paragraph to 'protection of groundwater resources from excessive withdrawal'. Rudich motioned to approve the amended minutes, Miller Cook seconded. Motion approved unanimously.

Public Comments & Correspondence: No public comments or correspondence.

Temporary Sign Ordinance Language Update: ZA Kushion stated that he is having a hard time getting in touch with many of the Blue Star business owners but that he did speak with two of the owners recently. They told him that they thought there should be some type of temporary signage for the first thirty days of new business and that temporary signage should be by permit for a certain amount of time a year, which would be 90 to 120 days. They did not like the idea of having a sandwich board sign out for the entire year. The business owners suggested a temporary sign size of 24 square feet which could be used for special events or sales and that could be noticed by passing motorists. Discussion regarding the size of permanent free standing signs. Rowe questioned the use of signs that are on wheels and rented from rental companies. ZA Kushion stated that those types of signs are not permitted. Rowe also questioned if temporary signs could be placed in the road right of way so that they could be seen more easily from the road. Conklin stated that she would like to get more input from the other business owners along Blue Star. ZA Kushion will put out a mailing to the business owners

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and will also put a notice in the newspaper.

Review of Tri-community Master Plan: Rudich stated that all references to the R4 zoning district should be removed from the Tri-Community Master Plan. The tables that are included will also change because of the elimination of the R4 zoning district. Milauckas wrote, via e-mail correspondence, that there is still work to do in Chapter 9, Table 9-1 and the build out analysis is easier now that we have pulled R4 out of the zoning ordinance. He also wrote that since the south Dennison Singapore Dunes property is no longer in the township, there should be less acreage to include in the potential build out population. Rudich stated that this was already excluded from the numbers but he will double check on it. Milauckas also wrote that the related potential build out factor of 2.9 on page 9-3 will need to be adjusted to account for the decrease and increase in population as of 2010 and 2000. Rudich stated that he thought that the adjustment had already been made but he will double check on it. Milauckas also wrote that since this update will come out sometime in 2015, would it make more sense to stick with only 2010 census data rather than include the 2012 estimates. Everyone agreed that they would like to keep it the way it is. Milauckas also wrote that the last paragraph on page 9-1 appears to contain an inconsistency regarding smaller household size in the township versus an increase in household size in all the tri-communities. Rudich will clarify with Milauckas regarding this issue. Miller Cook stated that while there are several policies in the Tri-Community plan dealing with water, none of them specifically deal with excessive water withdrawal. Rudich stated that the portion that Miller Cook was referring to is a section that would be subject to all three municipalities and they would all have to agree on an addition or change to that section. Rudich also stated that Kalamazoo Lake Water & Sewer has discussed this issue and already has a policy in place that the township has agreed on dealing with water preservation and wellhead protection. Miller Cook stated that her proposed change deals with the feasibility of protection of excessive water withdrawal and that if it wasn't feasible for the other communities, it would not be applicable to them. Rowe asked if the township has authority over the groundwater. Miller Cook stated that she thought that the township did have the authority. ZA Kushion will check on who has the authority to regulate who can withdraw groundwater. Discussion regarding the problems of excessive water withdrawal that has happened throughout the state. Conklin read aloud the portion of the Tri-Community plan dealing with water. Discussion regarding language to add to the plan to deal with excessive groundwater withdrawal. Rowe motioned to add to the Tri-Community plan as a third policy under the water section of the plan 'To minimize potential for diminishment of groundwater flows or levels'. Miller Cook seconded. Motion approved unanimously. Rudich stated that he thought that sometime in the future, the township should possibly consider having its own master plan.

Review Budget Reports and Information: The township is within budget.

Township Board Updates: No updates from the Township Board.

Next Planning Commission Meeting: The next Planning Commission meeting will be on April 27, 2015.

Meeting adjourned at 8:06 pm.

Saugatuck Township Regular Planning Commission Meeting March 23, 2015

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Janna Rudich, Recording Secretary

1. Motion to approve the March 23, 2015 agenda. Rudich motioned, Rowe seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the February 23, 2015 Planning Commission meeting. Rudich motioned, Miller Cook seconded. Motion approved unanimously.
3. Motion to approve adding 'To minimize potential for diminishment of groundwater flows or levels' to the Tri-Community plan. Rowe motioned, Miller Cook seconded. Motion approved unanimously.