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Saugatuck Township Regular Planning Commission Meeting April 25, 2016

APPROVED MINUTES

The Saugatuck Township Planning Commission met on April 25, 2016 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

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

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

**Pledge of Allegiance**

**Review and Adopt Agenda:** Rudich asked to eliminate 'Budget Reports' from this and all further agenda's. Welk motioned to approve the elimination of the agenda item, Rowe seconded. Add 'Pledge of Allegiance' as agenda item #3. Rudich motioned to approve the amended agenda, Rowe seconded. Motion approved unanimously.

**Review of February 22, 2016 meeting minutes:** Change 'is' to 'it' in the last paragraph on page 1. Rowe motioned to approve the minutes, Milauckas seconded. Motion approved unanimously.

**Review of February 26, 2016 special meeting minutes:** Add 'been' into the second sentence under the 'Resolution to Recommend Adoption of Tri-Community Master Plan'. Prietz motioned to approve the special meeting minutes, Welk seconded. Motion approved unanimously.

**Public Comments & Correspondence:** No public comments or correspondence.

**Public Hearing for Request of Amendment of the Singapore Trails Condominiums PUD:** Conklin opened the Public hearing. ZA Kushion detailed the history of the Singapore Trails Condominiums. It was a PUD that originally included the hotel next door. The developer would like to change the numbers of units from 26 to 23 and also slightly change the design of the units. ZA Kushion recommends approval as long as an amended master deed is provided and that Kalamazoo Lake Water & Sewer Authority approves the amended PUD site plan.

Dan Auckeman, Auckeman Homes LTD: The development has been stagnant because of lawsuits regarding the sewer force main along the southern portion of the property and also because of building elevation and ground water issues. Founders Bank has done some reconciliation to resolve

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the lawsuit issues. They have moved the force main behind the existing units but did not move it behind the future units. Three of the units are changing from duplexes to single family units.

Conklin asked who the owner of the property is. Mr. Auckeman stated that he is in the process of buying the property contingent on the result of the PUD amendment request. Conklin asked what is being planned for the units on the southern side of the property. Mr. Auckeman stated that there are two issues with those units. First, the building elevations were set incorrectly and the nine foot basements that were planned will be changed to eight foot basements. They have been working with Soils and Structures regarding the building elevations. Second, the two sewer mains that run next to each other along the southern border of the property lie within a 15 foot easement. Kalamazoo Lake Water & Sewer Authority has mapped out where the lines lie and they have moved the easement so that the pipes lay in the center of the easement. However, this change means that the easement has moved into the buildable area of the units, specifically the back deck area of the units. This will be solved by moving the decks to the sides of the units.

Milauckas asked which lines are running through the 15 foot easement. Mr. Auckeman stated that it just includes the sewer lines and they do not connect into the development. Discussion regarding the sewer and water lines that are running through and connecting into the development. Milauckas asked if the southern buildings wall would be placed up to the easement line. Mr. Auckeman stated that he has placed them 2-3 feet from the easement line. Milauckas asked where any water from sump pumps would discharge. Mr. Auckeman stated that a 2 inch drain line was run out into the eastern end of the property for the water discharge. Milauckas asked if there was a detention pond on the property. Mr. Auckeman stated that there was not. Mr. Auckeman stated that there will be several parking spaces built for guests of the residents to use. Mr. Auckeman stated that the street lights, noted with red circles on the plan, will be removed and replaced with lighting on either side of the garage doors. Milauckas asked if it was noted anywhere in the plan that the street lights are going to be removed. Mr. Auckeman stated that he did not put it in the letter but that it should be noted at the meeting.

Correspondence from Margaret Beebee Chapman and Adaire & Mark Putnam regarding their support of Dan Auckeman and his plans to finish the development. Richard Brady, 6507 Old Singapore Trail also spoke in support of Dan Auckeman.

Rowe motioned to close the Public Hearing, Rudich seconded. Rowe motioned to approve the development proposal with the two recommendations laid out by the township zoning administrator that the applicant is to provide the township an amended master deed of the PUD and the amended PUD site plan is approved by Kalamazoo Lake Water & Sewer Authority. Welk seconded. Motion approved unanimously.

**Fracking Committee Update:** ZA Kushion stated that sample language was sent to the attorney and they are reviewing it. This will not be an ordinance; it will be adding SAU language to the Oil & Gas Well ordinance.

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**Township Board Updates and Planning Commission Comments:** ZA Kushion stated that the Tri Community Master Plan approval is waiting on the City of Saugatuck and the City of the Village of Douglas. ZA Kushion stated that the cement barricades are being moved off the property on Blue Star Highway. ZA Kushion stated that they've had around ten rental dwelling permits issued recently. He said that he will have to start contacting property owners regarding their lack of a rental dwelling permit. He suggested having something put in the paper regarding the new rental dwelling ordinance. Rudich stated that the Planning Commission is under budget.

**Next Planning Commission Meeting:** The next Planning Commission meeting will be on May 23, 2016.

Rowe motioned to adjourn, Welk seconded. Adjourned at 8:18 pm.

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Janna Rudich, Recording Secretary

1. Motion to approve eliminating Budget Item from future Planning Commission agendas. Welk motioned, Rowe seconded. Motion approved unanimously.
2. Motion to approve the amended agenda of the April 25, 2016 Planning Commission meeting. Rudich motioned, Rowe seconded. Motion approved unanimously.
3. Motion to approve the amended minutes of the February 22, 2016 Planning Commission meeting. Rowe motioned, Milauckas seconded. Motion approved unanimously.
4. Motion approve the amended minutes of the February 26 special meeting. Prietz motioned, Welk seconded. Motion approved unanimously.
5. Motion to close the Public Hearing for Request of Amendment of the Singapore Trails Condominiums PUD. Rowe motioned, Rudich seconded. Motion approved unanimously.
6. Motion to approve the Request of Amendment of the Singapore Trails Condominiums PUD with the two recommendations laid out by the township zoning administrator that the applicant is to provide the township an amended master deed of the PUD and the amended PUD site plan is approved by Kalamazoo Lake Water & Sewer Authority. Rowe motioned, Welk seconded. Motion approved unanimously.
7. Rowe motioned to adjourn, Welk seconded. Motion approved unanimously.