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Saugatuck Township Regular Planning Commission Meeting September 26, 2016

AMENDED APPROVED MINUTES

The Saugatuck Township Planning Commission met on September 26, 2016 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Milauckas, Rowe, Prietz, Welk, Conklin  
Also Present : ZA Kushion

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

**Pledge of Allegiance**

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

**Review of August 22, 2016 meeting minutes:** On the second page, second sentence, change 'Captain' to 'Chief'. Further down in the same paragraph, change 'company' to 'organization' and 'premiums' to 'standards'. Under Discussion of Setbacks, change 'is' to 'as'. Rowe motioned to approve the amended minutes, Welk seconded. Motion approved unanimously.

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

**Discussion of Draft Oil & Gas Well Ordinance:** Miller Cook handed out various documents to the board members. She pointed out that on the maps provided is the number and location of the active and inactive oil and gas well leases in the state, county and township that are held on public land. There are currently three dormant leases for gas and oil wells in the township on public land, however there is no way to know if there are any leases taken out on private land in the township. Miller Cook stated that the township cannot regulate oil & gas well drilling or anything on or around the well pad but that the township does have the right to regulate oil and gas storage and oil and gas processing. Discussion regarding the draft ordinance and possible changes to the draft ordinance. Rudich motioned to table the discussion regarding Oil and Gas Well Ordinance until the next Planning Commission meeting. Rowe seconded. Motion approved unanimously.

**Discussion Mini-Storages/Warehousing in the Commercial District:** ZA Kushion stated that the owner of Blue Star Storage approached him about potentially expanding on his site. He told the owner that he would need a variance to expand because mini storage/warehousing are not allowed in the commercial zoning district. Milauckas stated that the owner could expand up to 50% of his non

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conforming use under the non conforming use section which would not require a variance. He also stated that the ZBA would be the board to approve the expansion of the mini storage/warehouse. ZA Kushion stated that the potential expansion would be on a separate parcel so he wasn't sure if expanding up to 50% rule would apply in this situation. He also stated that he has had other interest in building mini storage/warehouses in the commercial district. Discussion on allowing mini storage/warehouses in the commercial district or leaving them in the industrial district where they are now allowed. Since the owner has a way to expand his business, no changes will be made.

**Discussion of Setbacks on Lakeshore Drive in the R-3 Zoning District:** Discussion regarding changing the front yard setbacks on Lakeshore Drive. Kushion stated that paragraph 2, subparagraph a, subparagraph 2 could be deleted and the road description could be eliminated. Conklin motioned to hold a Public Hearing regarding changes to the R-3 Zoning District front yard setback limits. Welk seconded. Motion approved unanimously.

**Township Board Updates and Planning Commission Comments:** ZA Kushion stated that the road that goes out to Oxbow is not in good condition. Fire Chief Janik will be assessing the deficiencies of the road and a letter will be sent to Oxbow regarding the road issues that should be fixed before any further development will be allowed. Rudich stated that inquiries have been made by a property owner along Old Allegan and 134<sup>th</sup> Street that the Planning Commission discusses rezoning their property from Industrial to A2. The board will wait to discuss this until a formal request is made. Milauckas stated that he has not received any planning and zoning newsletters. ZA Kushion stated that he has some available that he will distribute to the board members. Milauckas asked for a schedule of planning & zoning training seminars.

Rudich moved to adjourn, Welk seconded.

Meeting adjourned at 8:45 pm.

**Next Planning Commission Meeting:** The next Planning Commission meeting will be on October 24, 2016.

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Janna Rudich, Recording Secretary

1. Motion to approve the agenda of the September 26, 2016 Planning Commission meeting. Rowe motioned, Rudich seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the August 22, 2016 Planning Commission meeting. Rowe motioned, Welk seconded. Motion approved unanimously.
3. Motion to table the discussion regarding the Oil & Gas Well Ordinance until the next Planning Commission meeting. Rudich motioned, Rowe seconded. Motion approved unanimously.
4. Motion to hold a Public Hearing regarding changes to the R-3 Zoning District front yard setback limits. Conklin motioned, Welk seconded. Motion approved unanimously.