



**SAUGATUCK  
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Saugatuck Township Regular Planning Commission Meeting November 28, 2016

APPROVED MINUTES

The Saugatuck Township Planning Commission met on November 28, 2016 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Milauckas, Prietz, Welk  
Absent: Rowe, Conklin  
Also Present : ZA Kushion, Attorney Nick Curcio

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

**Pledge of Allegiance**

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

**Review of September 26, 2016 meeting minutes:** On the second page under 'Discussion of Setbacks', change 'Milauckas' to 'Kushion'. In the same sentence, change 'paragraph 2' to 'paragraph 2, subparagraph A, subparagraph 2. Prietz motioned to approve the amended minutes, Milauckas seconded. Motion approved unanimously.

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

**Public Hearing for Special Approval Use to allow Used Car Sales in the C-1 Zoning District, 6525 Blue Star Highway, 03-20-003-040-10.**

Miller Cook opened the Public Hearing. There were no public comments or correspondence.

ZA Kushion stated that used car sales is a special approved use in the C-1 Zoning District. Mr. Ihles is requesting 10 spaces for used cars and ZA Kushion feels that is consistent with the surrounding land use. Mr. Ihles has been cleaning up the property over the last couple of years. ZA Kushion recommends approval including three conditions: the edge of the proposed used car lot must be 40 feet from the edge of the Blue Star Highway road right of way, per Sec 40-877 'Buffer Requirements', the applicant is required to plant 9 shrubs in the buffer yard per Sec. 40-878 'Minimum Landscaping within Buffer Yards' and the parking lot must be paved by June 1, 2017. Miller Cook asked about the size of the lot. Mr. Ihles stated that it is approximately three acres. He also stated that the used cars would be parked where the finished vehicles that came in for service are now so it won't look a lot

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different than it does now. No additional access driveways will be needed. Prietz asked if neighboring property owners were notified. ZA Kushion stated that they were and that he had one comment from a property owner who was asked to submit his comments in writing but ZA Kushion never heard from the property owner. Miller Cook asked if there would be any changes in the current lighting of the property. ZA Kushion suggested that a condition be included in the approval stating that any additional lighting would need to be approved by the Zoning Administrator. Milauckas asked about signage. Mr. Ihles stated that he was planning on putting signs in the windshields of the used cars and doesn't have any intentions of putting up any other signage at this point.

Miller Cook closed the public hearing.

Prietz motioned that the board approve the special approval use as recommended by the Zoning Administrator as documented with the three recommendations noted and adding a fourth recommendation of an additional lighting condition. Welk seconded. Motion approved unanimously.

**Discussion of Draft Oil & Gas Well Ordinance:** Miller Cook stated that the oil & gas well regulations were added under Article 6 Special Approved Uses and became Article 7 General Site Standards and Specific Regulations Applicable to Certain Permitted or Special Approval Land Uses. The township cannot regulate the actual oil and gas well but can regulate the oil and gas well storage and processing which are usually off site from the oil and gas well itself. Attorney Curcio stated that for oil & gas wells and anything on a contiguous parcel, the township only has a voice in the comment portion of the permit process. In Sec. 40-745, the township is requiring that notification be made to the township of any applications for a state or federal permit relating to the operation of an oil or gas well. This notification would only be used by the township to provide input to state and/or federal regulators. Discussion regarding the timing of submitting comments, attempting to regulate any truck traffic from the wellhead to an offsite processing or storage facilities, and if any violations would be enforceable. Milauckas suggested that 'or parcel' should be added wherever it mentions 'lot'. In Sec. 70-746, the township is setting the requirements for any offsite oil and gas well storage and processing facility. A site plan will be required showing various information regarding the offsite facility. Milauckas suggested adding language stating that the SAU would also need to comply with the Site Plan Review Ordinance #40-811. Discussion regarding lot size and setbacks for the facilities. Discussion regarding the conditions and requirements after approval section.

**Discussion of Future Zoning Ordinance Amendments:** Milauckas stated that he has several changes to the Table of Uses. The column labeled 'R-3B' is not in order and should be next to the R-3 column. The Barber or Beauty Shop line is blank in the Industrial zone column. Change to 'No'. In the 'Automobile/Motor Vehicle Service Stations line, the reference to footnote 3 should be removed from the C-3 column. In the Hotels, Inns and Motels lines, there is a reference to an ELE footnote in the C-2 district column but there is no ELE footnote at the end of the table. Add 'Expansions of lodging establishments in existence on or before June 1, 1998 may be allowed as a special approval use' as the ELE footnote. In the Party/convenience store line, take the reference to footnote 5 away from the description and change the I-1 column to 'No' and add the reference to footnote 5. Make the same changes in the Restaurants, Full-Service line and Restaurants, Drive-In lines. In the Townhouses line, change, 'No in the R-2 column to 'PUD', change PUD under the I-1 to 'No' and add 'PUD' in the R-3B

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column. Discussion regarding defining breweries and wineries. Remove the \* line from the key at the end of the table.

**Discussion of December Planning Commission meeting date:** Because of time restraints with the noticing of the Public Hearing, the December meeting will be canceled and the next meeting will be January 16, 2017.

**Township Board Updates and Planning Commission Comments:** Rudich stated that the joint meeting with the Planning Commission and ZBA went well and would like it to be a regular yearly meeting. Rudich suggested that board members might be needed for the ZBA, due to availability of current members.

Rudich moved to adjourn, Welk seconded.

Meeting adjourned at 8:50 pm.

**Next Planning Commission Meeting:** The December Planning Commission meeting is canceled and the next Planning Commission meeting will be on January 16, 2017.

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Janna Rudich, Recording Secretary

1. Motion to approve the agenda of the November 28, 2016 Planning Commission meeting. Rudich motioned, Welk seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the September 26, 2016 Planning Commission meeting. Prietz motioned, Milauckas seconded. Motion approved unanimously.
3. Motion to approve the SAU for Used Car Sales in the C-1 Zoning District 03-20-003-040-10 with the following conditions: the edge of the proposed used car lot must be 40 feet from the edge of the Blue Star Highway road right of way, the applicant is required to plant 9 shrubs in the buffer yard per the requirements in Sec. 40-878, the parking lot for the used cars must be paved by June 1, 2017 and any additional lighting needs to be approved by the Zoning Administrator. Prietz motioned, Welk seconded. Motion approved unanimously.
4. Motion to adjourn the meeting, Welk seconded. Motion approved unanimously.