



# SAUGATUCK TOWNSHIP

WWW.SAUGATUCKTOWNSHIP.ORG

3461 BLUE STAR HIGHWAY  
P.O. BOX 100  
SAUGATUCK, MI 49453

PHONE (269) 857-7721  
FAX (269) 857-4542

Saugatuck Township Regular Planning Commission Meeting January 16, 2017

## AMENDED APPROVED MINUTES

The Saugatuck Township Planning Commission met on January 16, 2017 at the township hall on Blue Star Highway, Saugatuck, Michigan, 49453.

Present: Miller Cook, Rudich, Milauckas, Prietz, Rowe

Absent: 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:** Add 'Ratify the Joint Meeting Minutes' as Item #6. Add 'Public Comments' as Item #11. Rowe motioned to approve the agenda, Rudich seconded. Motion approved unanimously.

**Review of November 28, 2016 meeting minutes:** In the last paragraph, change 'plan' to 'plant'. Also in the last paragraph, change 'was' to 'is'. In the last paragraph on the second page, change 'reference an ELE footnote' to 'reference to an ELE footnote' to the sentence starting with 'In the Hotels, Inns and Motels lines'. Rowe motioned to approve the amended meeting minutes from November 28, 2016, Milauckas seconded. Motion approved unanimously.

**Review of Joint Township/Planning meeting minutes:** Milauckas questioned whether the Planning Commission had to approve the meeting minutes separately from the Township board. Rowe motioned to table any further action on these minutes until the township attorney is consulted regarding this issue, Prietz seconded. Milauckas would like to change the statement in the joint meeting minutes from 'Milauckas stated that the county only had to provide a public access to properties' to 'Milauckas stated that, according to the county road commission, the county only had to provide a public access to properties'. Rowe rescinded his motion. Prietz motioned to approve the minutes as amended for the joint meeting of the Township board, Planning Commission and the ZBA, Rowe seconded. Motion approved four to one.

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

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**Public Hearing for Special Approval Use to allow a 100 foot communication tower, Kalamazoo Lake Water and Sewer Authority, 6449 Old Allegan Road, 03-20-010-004-00.**

Miller Cook opened the Public Hearing.

Mr. Daryl VanDyke from Kalamazoo Lake Water & Sewer Authority explained the need for a radio tower that would control the water system, to communicate between wells and to monitor various water levels. In order to ensure 100% performance of the radio system, the tower needs to be 100 feet tall. Prietz asked about the frequency that the tower would be transmitting. Mr. VanDyke stated that it is a licensed frequency from the FCC. ZA Kushion stated that the tower would not be able to be seen from any of the residential properties but might be seen from the freeway.

Public Correspondence was received from Ms. Anita Nielsen. She stated that she was concerned about the health effects of living near the communication tower. Mr. VanDyke stated that she might be thinking that the tower would be a cellular tower when in reality, it will be a radio tower. The frequency and intensity of the signal will be a lot less than a cellular tower would be. Milauckas asked if the tower would be located next to the KLSWA building. VanDyke stated that they would be replacing the existing tower with this new higher tower. Milauckas asked if the new communication tower met the standards of the Ordinance 2976 Wireless Towers & Antennas. ZA Kushion stated that all of the standards are met.

Public Comment from Marcia Perry, 6248 Blue Star Highway. Ms. Perry asked if there were any health studies regarding the specific frequency that the communications tower would be using. She also asked if the tower would be a single purpose tower and would not be allowed to be altered later into something that might affect others on neighboring properties. Mr. VanDyke stated that he was not aware of any health studies and that the frequency that would be used with this tower would be equal to that of the frequency that is used by emergency responders.

Rowe motioned to close the public comment portion of the hearing, Prietz seconded. Motion approved unanimously. Rowe motioned to approve the Special Approved Use as presented, Rudich seconded. Motion approved unanimously.

**Public Hearing to add new zoning sections 40-745 and 40-746 to Chapter 40, Article VII of the Code of Ordinances and to amend section 40-1046 to regulate Oil & Gas related facilities.**

Miller Cook opened the Public Hearing.

Miller Cook explained the history and the reasons why these new zoning sections and amendments were needed.

Public comment from Marcia Perry, 6248 Blue Star Highway. Ms. Perry applauded the committee that has been working on these new zoning sections. She stated that these new zoning sections and amendment would ensure that the township is prepared for anything might come down the road that would affect a great many people.

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Rowe motioned to close the public comment portion of the hearing, Prietz seconded. Motion approved unanimously. Rowe motioned to pass the ordinance as written with the exception of the top paragraph that contains incorrect numbering of the new ordinance sections and that the former supervisor is listed instead of the current supervisor, Rudich seconded. Milauckas asked why there is a separate hearing to amend the Table of Uses. ZA Kushion stated that Attorney Curcio advised him to do the hearings separately in case the addition and amendment from the first hearing were not approved. Motion approved unanimously.

**Public Hearing to amend zoning section 40-1046 of the Code of Ordinances to correct omissions and clarify entries in the Table of Uses:**

Miller Cook opened the Public Hearing.

Milauckas explained the history of the need for changes to the Table of Uses.

Rowe motioned to close the public comment portion of the hearing, Prietz seconded. Motioned approved unanimously. Milauckas motioned to recommend to the township board the approval of the ordinance amendment which is described as zoning section 40-1046 of the Code of Ordinances, Table of Uses, Rudich seconded. Motion approved unanimously.

**Public Comments**

Brian Bosgraaf from Cottage Home introduced himself as the purchaser of the former McClendon property. He described ideas for the potential development of the property and presented a layout of the property with possible locations for homes and conservation easements. Jon Helmrich, 3552 64<sup>th</sup> St. Mr. Helmrich asked if the plans were public and if so, would copies be available. Marcia Perry, 6248 Blue Star Highway. Ms. Perry pointed out that this piece of property is very crucial to our area and needs to be treated very well.

**Board Discussion:** No discussion.

**Township Board Updates and Planning Commission Comments:** Rudich asked Miller Cook to attend the next meeting of the township board to be available for possible questions regarding the new ordinance and amendments.

Meeting adjourned at 8:25 pm.

**Next Planning Commission Meeting:** The next Planning Commission meeting will be on February 28, 2017.

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Janna Rudich, Recording Secretary

AMENDED APPROVED MINUTES

1. Motion to approve the amended agenda of the January 16, 2017 Planning Commission meeting. Rowe motioned, Rudich seconded. Motion approved unanimously.
2. Motion to approve the amended minutes of the November 28, 2016 Planning Commission meeting. Rowe motioned, Milauckas seconded. Motion approved unanimously.
3. .Motion to approve the minutes as amended for the joint meeting of the Township board, Planning Commission and the ZBA. Prietz motioned, Rowe seconded. Motion approved four to one.
4. Motion to close the public comment portion of the Special Approval Use Public Hearing. Rowe motioned, Prietz seconded. Motion approved unanimously.
5. Motion to approve the Special Approval Use request for a 100 foot communication tower, Kalamazoo Lake Water and Sewer Authority, 6449 Old Allegan Road, 03-20-010-004-00. Rowe motioned, Rudich seconded. Motion approved unanimously.
6. Motion to close the public comment portion of the Public Hearing to approve adding new zoning sections. Rowe motioned, Prietz seconded. Motion approved unanimously.
7. Motion to pass the new zoning sections 40-745 and 40-746 to Chapter 40, Article VII of the Code of Ordinances and to amend section 40-1046 to regulate Oil & Gas related facilities as written with the exception of the top paragraph that contains incorrect numbering of the new ordinance sections and that the former supervisor is listed instead of the current supervisor. Rowe motioned, Rudich seconded. Motion approved unanimously.
8. Motion to close the public comment portion of the Public Hearing to amend the Table of Uses, Prietz seconded. Motion approved unanimously.
9. Motion to recommend to the township board the approval of the ordinance amendment which is described as zoning section 40-1046 of the Code of Ordinances, Table of Uses. Milauckas motioned, Rudich seconded. Motion approved unanimously.