

**Planning Commission
Regular Meeting Minutes
Monday, March 21, 2023 at 6:00 p.m.
Meeting held in person
Saugatuck High School Cafeteria**

Call to Order: Chair Ihle called the meeting to order at 6:00 PM.

Roll Call:

Present: Dave Ihle, Jackie Ground, Denise Webster, Ken Butler, Jon Helmrich, Michael Wurth

Absent: Gordon Stannis

Also Present: Planning and Zoning Administrator Lynee Wells, Recording Secretary Morgan Arens, Andrew Milaukas, Maria Mendoza, Kyle Vyncke, Max Nykerk, Becky Page, David Rodriguez, Bobbie Gaunt, Stacey Aldrich.

Approval of Agenda

Ihle introduced the agenda.

A **Motion** was made by Webster to approve the agenda as presented. Supported by Helmrich. Motion carried unanimously by voice vote.

Approval of Minutes

Minutes from the February 21, 2023 meeting were discussed.

A **Motion** was made by Butler to approve the minutes from the February 21, 2023 as presented. Supported by Webster. Motion carried unanimously by voice vote.

Public Comments:

Ihle opened the floor for Public Comment.

1. Andrew Milaukas – he is not opposed to Stay Positive, Best Buds but he wants a couple concerns to be addressed.

Ihle closed Public Comment.

New Business:

1. Site Plan Review, Stay Positive, Best Buds adult use marijuana retailer in the C-3 district, on parcel: 20-038-10. Applicant is Maria Mendoza, Be Positive, Best Buds.
Applicant Maria Mendoza presented and explained that they are trying to start a family business while being a positive member of the community and following all rules and laws.
Planning and Zoning Administrator Lynee Wells overviewed the project and praised the applicants for their communication. Highlights of her overview include parking, lighting, engineering comments, fire district comments, and drainage plans.
Ihle asked Milaukas to explain his concerns. Milaukas stated that he is concerned about existing drain locations, detention pond location, and conflicting parcel lines on the Site Plan.
Butler brought up the possible suture extension of the Blue Star Tail and questioned how that may work with Stay Positive, Best Buds. He also stated that parking should be waived to allow for extra parking.
Webster stated she is in favor of considering allowing the additional parking. She stated lighting,

drainage, and the driveway are issues that need to be further addressed. She also stated the Blue Star Trail needs to be on the Site Plan.

Helmrich agreed with Webster and emphasized the issue with the lighting plan. He stated the Blue Star Trail is a new issue, and also brought up the Township engineer's reply to the Milaukas correspondence.

Ground recommended that an official survey take place to address the majority of the issues.

Webster asked for the clarification on the parcel size, which Planner Wells stated she fixed due to the discrepancy.

Wurth agreed with the other Commissioners.

Ground asked what the difference between the drive-up window and rapid pick up were. Applicant Mendoza stated the drive-up window is for those who preordered and were not leaving their vehicle, while the rapid pick up was for those who preordered and could walk up to the building. She asked what the tentative start date for construction would be, and Applicant Mendoza said it would be immediately after received Planning Commission approval. She also asked if the driveway could be in the 30 feet set back, and Planner Wells said it was possible. Ground finally asked what the overall width of the lot was, and Planner Wells said she would have to look it up and get back to her.

Ihle recognized the Milaukas correspondence and concurred with the Commissioners regarding parking and the Blue Star Trail. He stated he would like to have a survey done on the parcel before going further and asked Planner Wells if the Planning Commission could extend their SAU. Planner Wells stated that they can.

Butler stated that he would like to grant the Applicant more time on their SAU.

A **Motion** was made by Webster to postpone the Site Plan Review, Stay Positive, Best Buds adult use marijuana retailer in the C-3 district, on parcel: 20-038-10 and grant a six month extension to the applicant's Special Approval Use for to the following reasons: updated landscape plan, updated lighting plan, updated architectural plan, updated parking plan for pedestrian and vehicle safety, a revised final site plan, and Saugatuck Township Fire District approval.

Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Helmrich, Butler, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

Old Business:

1. Site Plan Review, Blue Star Brewery at 6525 Blue Star Highway, Parcel 20-003-040-10, approx. 3.06 acres in area, Applicant is David Rodriguez, Agent is Holland Engineering
Chair Ihle recused himself and Vice Chair Ground took over as Chair.
Applicant Agent Becky Page and Max Nykerk went over the revisions and updates to the plans.
Planning and Zoning Administrator Lynee Wells went over the revisions and updates, highlighting the driveway and parking lot plans.
Webster stated her concern with the two businesses coexisting because they are both busy.
Wurth added that if the parking lot becomes full, then parking lot traffic will become congested and near impossible to navigate. He urged the applicant to consider a different layout and possible exit

onto 135th Ave.

Webster agreed that parking is a serious concern.

Ground stated that there is no designated handicap parking spot for Ihle Auto Service, which Applicant Rodriguez stated they are working with the property owner to come up with the best solution.

Wurth cautioned that if there wasn't enough parking, it may cause some amount of chaos.

Butler asked where could they put more parking, and Wurth stated that would be up to them to figure out. Butler urged the applicant to strongly consider the parking concerns going forward.

Helmrich asked if the other business on the property behind the Ihle Auto Service was still in operation, and Applicant Rodriguez stated that their lease was up during the summer of this year, Webster stated that she is very concerned about traffic and safety, but is in support of the business itself.

Wurth asked urged the applicant to consider a different layout and possible exit onto 135th Ave.

A **Motion** was made by Butler to approve Site Plan Review, Blue Star Brewery at 6525 Blue Star Highway, Parcel 20-003-040-10, approx. 3.06 acres in area with the condition in the Planner's Memo from March 13, 2023 and with the following conditions: adequate handicap parking for Ihle Auto Service and retaining the option to exit the parking lot onto 135th Ave.

Supported by Wurth.

Roll Call Vote:

Yes: Butler, Ground, Helmrich, Wurth

No: Webster

Discussion: None

Motion carried 4-1 by roll call vote.

Public Comments:

Ihle opened the floor for Public Comment. There was none. Ihle closed Public Comment.

Report

1. Township Board Update: Helmrich stated that there is no report due to the Township Board meeting not being held yet.
2. Staff Report/Announcements: Planning and Zoning Administrator Wells gave an update, which is on file.
3. Commissioner Comments:
The Commission discussed how to make the minutes better for the duration of the Township Hall renovation, and they contemplated a recording device.
The Commission discussed project progress regarding JARS, AutoCamp, North Shore Marina, and Top Grade.

Adjourn:

A **Motion** was made to adjourn at 7:39 PM by Webster. Supported by Ground. Motion carried unanimously by voice vote.

Motions

1. A **Motion** was made by Webster to approve the agenda as presented. Supported by Helmrich. Motion carried unanimously by voice vote.
2. A **Motion** was made by Butler to approve the minutes from the February 21, 2023 as presented. Supported by Webster. Motion carried unanimously by voice vote.
3. A **Motion** was made by Webster to postpone the Site Plan Review, Stay Positive, Best Buds adult use marijuana retailer in the C-3 district, on parcel: 20-038-10 and grant a six month extension to the applicant's Special Approval Use for to the following reasons: updated landscape plan, updated lighting plan, updated architectural plan, updated parking plan for pedestrian and vehicle safety, a revised final site plan, and Saugatuck Township Fire District approval. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Helmrich, Butler, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

4. A **Motion** was made by Butler to approve Site Plan Review, Blue Star Brewery at 6525 Blue Star Highway, Parcel 20-003-040-10, approx. 3.06 acres in area with the condition in the Planner's Memo from March 13, 2023 and with the following conditions: adequate handicap parking for Ihle Auto Service and retaining the option to exit the parking lot onto 135th Ave. Supported by Wurth.

Roll Call Vote:

Yes: Butler, Ground, Helmrich, Wurth

No: Webster

Discussion: None

Motion carried 4-1 by roll call vote.

5. A **Motion** was made to adjourn at 7:39 PM by Webster. Supported by Ground. Motion carried unanimously by voice vote.

Respectfully,

Morgan Arens, Recording Secretary

I, Denise Webster, Planning Commission Secretary, certify that these minutes were approved on **DATE** by the Saugatuck Township Planning Commission.

Planning Commission Secretary

Date