

**Planning Commission
Regular Meeting Minutes
Tuesday November 21, 2023 at 6:00 p.m.
Meeting held in person & via Zoom
Saugatuck Township Hall**

Call to Order: Chair Ihle called the meeting to order at 6:25 PM, immediately following the Draft Zoning Ordinance Open House.

Roll Call:

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

Absent:

Also Present: Merijean Webb, David Webb, Greg Janik, Marilyn Wolak, Kim Copeland, Donna Leonard, Andrea Crossman, Edmund Urban, Vicky Cobb, Dick Waskin, Doug McIntosh, John Newland, John Castro, Maximino Rodriguez, Matt Peterson, Joe Milauckas, Planning and Zoning Administrator Lynee Wells, Recording Secretary Morgan Arens, Building Official Cindy Osman.

Approval of Agenda

Ihle introduced the agenda.

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

Approval of Minutes:

Minutes from the October 17, 2023 were discussed.

A **Motion** was made by Butler to approve the minutes from the October 17, 2023 meeting as presented. Supported by Stannis. Motion carried unanimously.

Public Comments:

Ihle opened the floor for Public Comment.

- Matt Peterson: shared suggestions concerning the Zoning Ordinance draft, particularly focusing on predictive development.
- Joe Milauckas: inquired about the Planning Commission's agenda format, seeking clarification on the designated times for public comment and the types of comments permitted.
- Doug McIntosh: addressed concerns about the temporary "No Parking" signs along Blue Star Highway and discussed zoning enforcement in relation to his business.

Ihle closed Public Comment.

New Business: None.

Old Business:

1. Discuss Draft Zoning Ordinance

The Planning Commissioners conducted a comprehensive review of the Draft Zoning Ordinance, seeking clarification, explanations, and adjustments on various aspects. These included ADU allowance zones, the creation of a community survey, the coexistence of different businesses on the same parcel/lot, alterations to water streams, the removal of the table for residential zone

districts, and regulations regarding signs (temporary, seasonal, prohibited). Additionally, discussions covered setbacks and variances, lot sizes concerning public utility availability, language and sizes in the ADU section, regulations for commercial stables for animals, lighting standards, property lines in relation to docks and other water structures, zoning enforcement, and considerations related to water bodies.

Report

1. Township Board Update: Helmrich gave an update.
2. Staff Updates: None.
3. Commissioner Comments:
 - Wurth: Inquired about the activity observed behind the Shell gas station on Blue Star Highway.
 - Ihle: Requested an update on the expiration dates of permits related to the pond on 66th St.
 - Webster: Sought updates on permit statuses for AutoCamp, Best Buds, and TopGrade.

Public Comments:

Ihle opened the floor for Public Comment.

- Matt Peterson: provided personal insights on the lot size chart.
- Doug McIntosh: shared personal observations regarding the current enforcement policy based on his own experiences.
- Joe Milauckas: raised questions about community sewer and water definitions and sought clarification on issues related to non-conformities.

Ihle closed Public Comment.

Adjourn:

A **Motion** was made by Butler to adjourn at 8:00 PM. Supported by Webster. Motion carried unanimously.

Motions

1. A **Motion** was made by Webster to approve the agenda as presented. Supported by Butler. Motion carried unanimously.
2. A **Motion** was made by Butler to approve the minutes from the October 17, 2023 meeting as presented. Supported by Stannis. Motion carried unanimously.
3. A **Motion** was made by Butler to adjourn at 8:00 PM. Supported by Webster. Motion carried unanimously.

Respectfully,
Morgan Arens, Recording Secretary