

Planning Commission
Regular Meeting Minutes
Monday, January 17, 2023 at 6:00 p.m.
Meeting held in person & via Zoom

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, Gordon Stannis, Michael Wurth

Absent:

Also Present: Planning and Zoning Administrator Lynee Wells, Township Manager Daniel DeFranco, Recording Secretary Morgan Arens, John Hesse, Glenn Shook, Joyce Carver, Bev Daitch, David Bean, Ann VanDyke, Ellen Shook, Ann Kuhn, Lane Kuhn, Joe Ruder, Danielle Ruder, Michael Daitch, Kathy Fries-Wilson, Vicki Phelps, David Swan, Alan Mack, Stacey Aldrich, Joe Milauckas, Holly Anderson, Coty Hastie, Brenda Marcy.

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 by voice vote.

Approval of Minutes

Minutes from the December 12, 2022 meeting were discussed and adjustments were made (record on file).

A **Motion** was made by Webster to approve the minutes from the November 28, 2022 as amended. Supported by Stannis. Motion carried unanimously by voice vote.

Public Comments:

Ihle opened the floor for public comment at 6:07 PM.

1. David Bean – took a long time to consider AutoCamp and is in full support for many reasons, including the community impact and the addition AutoCamp will bring to the art coast experience.
2. Ann VanDyke – doesn't believe that AutoCamp should be on BlueStar Hwy and that the Planning Commission should consider the implications of what this will bring to the township if AutoCamp is approved; including hindered internet speeds, safety concerns, increased traffic and more noise.
3. Michael Daitch – pointed out that the State parking regulation may differ from what AutoCamp has submitted already and is worried that people will park on and speed through Sanctuary Trail. Daitch wanted to make sure that the Township Board is hearing all public comment regarding AutoCamp.
4. Kathy Fries-Wilson – asked that AutoCamp look into putting the entrance not on Blue Star Hwy.
5. Alan Mack – wants to voice strong support for AutoCamp, believing that it will be a good community investment.
6. David Sawn, SaugatuckDunes Coastal Alliance – apologized to the Township for the incorrect information posted on Facebook. Stated the Alliance is concerned about development in the northwest part of the Township and that it will change the characteristics of the Township.

Ihle closed public comment at 6:25 PM.

Old Business

- a. Auto Camp, Rezoning, 20-003-041-00 (partial rezoning R-1 to C-1), 20-003-063-18 (partial rezoning from R-1 to C-1), 20-003-071-00 (rezoning all from R-1 to C-1) Applicant: Chad VanHorn

Applicant Presentation:

John Hesse, representative of AutoCamp, gave a presentation overviewing updates to the Rezoning and SAU from the November 2022 meeting. He listed the proposed conditions.

Commissioner Discussion:

Ihle asked Township Manager Daniel DeFranco to go over Township sewer capacity information. DeFranco gave an overview of the history of the sewer capacity and the future negotiations to purchase more capacity. He also went over what the Township is doing regarding Blue Star Hwy and the traffic concerns.

Planning and Zoning Administrator Wells gave an overview of the resubmittal from AutoCamp and what updates have been made. She also went over the list of conditions that AutoCamp has proposed.

Webster stated that she is leaning towards denying AutoCamp's rezoning due to traffic concerns, utility concerns, desire to keep the natural characteristics of the Township, and not wanting to take away residential zoned land from the Township.

Helmrich stated that the land has been vacant for a very long time and no one has built on it yet. He also stated that he doesn't feel that residential land is right to have on Blue Star Hwy, therefore he doesn't see the harm in rezoning since it also goes along with the master plan.

Helmrich applauded the applicant for how they are introducing themselves to the community and willing to work with the community. He said he was in favor to approve the rezoning.

Wurth explained that he is struggling to decide whether to approve or deny due to considering the need for affordable housing and also the property is supposed to be zoned C-1.

Butler said he has two problems with rezoning for AutoCamp. The first problem being he doesn't want to approve if the Township doesn't have the sewer capacity for AutoCamp. The second problem being he wants to keep in mind what the Sanctuary residents want.

Ihle and Butler discussed the potential for a conservation easement to be next to Sanctuary.

Stannis stated that a lot of the issues discussed previously and currently are not AutoCamp problems but Township problem, and that the Township is working on potential and future fixes. He said that he is in full support of AutoCamp and said that there are other developments that could be going in that would be worse for the community.

Ground agreed with all the Commissioners, stating that pushing forward with development may help solve the existing Township utility issues.

Ihle explained that the rezoning of the properties is consistent with the area on Blue Star Hwy and with the master plan for the Township.

A **Motion** was made by Helmrich to approve the Rezoning, 20-003-041-00 (partial rezoning R-1 to C-1), 20-003-063-18 (partial rezoning from R-1 to C-1), 20-003-071-00 (rezoning all from R-1 to C-1) Applicant: Chad VanHorn with conditions. Conditions of approval include conformance with Section 40-693, Section 40-737, conditions outlined in the Planner's Memorandum dated January 10, 2023, and the Engineer's memorandum dated January 10, 2023.

Supported by Stannis.

Roll Call Vote:

Yes: Ground, Helmrich, Ihle, Stannis, Wurth

No: Butler, Webster

Discussion: None

Motion carried 5-2 by roll call vote.

2. Auto Camp, Special Approval Use with conceptual site plan, on a portion of 20-003-041-00, portion of 20-003-071-00, 20-003-042-00, 20-003-042-00 and a .75 ac. portion of 20-003-063-18 Applicant: John Hesse

Commissioner Discussion:

Wells gave an overview of the project, highlights the updates from the November 2022 Planning Commission meeting.

Ground asked for clarification on the ADA complying campsites.

Webster asked if the sand pit will continue to use the private road. Applicant John Hesse clarified that the sand pit project will be completed prior to AutoCamp's projected start date. Webster also asked is the pond will become a liability, to which Hesse replied that it will not be AutoCamp's responsibility.

Wurth asked what the project start date is. Hesse stated that it is April or May of 2024.

A **Motion** was made by Wurth to approve the Special Approval Use with conceptual site plan, on a portion of 20-003-041-00, portion of 20-003-071-00, 20-003-042-00, 20-003-042-00 and a .75 ac. portion of 20-003-063-18 Applicant: John Hesse. Conditions of approval include conformance with Section 40-693. Section 40-737, conditions outlined in the Planner's Memorandum dated January 10, 2023, and the Engineer's memorandum dated January 10, 2023. Supported by Stannis.

Roll Call Vote:

Yes: Ground, Helmrich, Ihle, Stannis, Wurth

No: Butler, Webster

Discussion: None

Motion carried 5-2 by roll call vote.

New Business:

None

Report

1. Township Board Update: Helmrich stated that there is no report due to the Township Board meeting not being held yet.
2. Zoning Ordinance Update: Planning and Zoning Administrator Wells gave an update, which is on file.

Adjourn:

A **Motion** was made to adjourn at 8:34 PM by Butler. Supported by Wurth. Motion carried unanimously by voice vote.

Motions

1. A **Motion** was made by Webster to approve the agenda as presented. Supported by Butler. Motion carried unanimously by voice vote.
2. A **Motion** was made by Webster to approve the minutes from the November 28, 2022 as amended. Supported by Stannis. Motion carried unanimously by voice vote.
3. A **Motion** was made by Helmrich to approve the Rezoning, 20-003-041-00 (partial rezoning R-1 to C-1), 20-003-063-18 (partial rezoning from R-1 to C-1), 20-003-071-00 (rezoning all from R-1 to C-1) Applicant: Chad VanHorn with conditions. Conditions of approval include conformance with Section 40-693. Section 40-737, conditions outlined in the Planner's Memorandum dated January 10, 2023, and the Engineer's memorandum dated January 10, 2023. Supported by Stannis.
Roll Call Vote:
Yes: Ground, Helmrich, Ihle, Stannis, Wurth
No: Butler, Webster
Discussion: None
Motion carried 5-2 by roll call vote.
4. A **Motion** was made by Wurth to approve the Special Approval Use with conceptual site plan, on a portion of 20-003-041-00, portion of 20-003-071-00, 20-003-042-00, 20-003-042-00 and a .75 ac. portion of 20-003-063-18 Applicant: John Hesse. Conditions of approval include conformance with Section 40-693. Section 40-737, conditions outlined in the Planner's Memorandum dated January 10, 2023, and the Engineer's memorandum dated January 10, 2023. Supported by Stannis.
Roll Call Vote:
Yes: Ground, Helmrich, Ihle, Stannis, Wurth
No: Butler, Webster
Discussion: None
Motion carried 5-2 by roll call vote.

Respectfully,



Morgan Arens, Recording Secretary

I, Denise Webster, Planning Commission Secretary, certify that these minutes were approved on February 21, 2023 by the Saugatuck Township Planning Commission.



Denise Webster
Planning Commission Secretary

2/24/23
Date