

**Planning Commission  
Regular Meeting Minutes  
Tuesday, October 15, 2024 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 6:00 PM.

**Roll Call:**

Present: Dave Ihle, Jackie Ground, Denise Webster, Ken Butler, Jon Helmrich, Steve McFadden

Absent: Gordon Stannis

Also Present: Scott Bosgraaf, David Rodriguez, Lynn Kirkaldy, Doug Manning, Planning and Zoning Administrator Lynee Wells, Recording Secretary Morgan Coulston.

**Approval of Agenda**

Ihle introduced the agenda.

Wells stated that the applicants for the Meadow Woods project requested to be removed from the October agenda and to be placed on the November agenda.

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

**Approval of Minutes:**

Minutes from the August 20, 2024 were reviewed.

A **Motion** was made by Butler to approve the minutes from the March 18, 2024 meeting as amended. Supported by Webster. Motion carried unanimously.

**Public Comments:**

Ihle opened the floor for Public Comment.

- Lynn Kirkaldy emphasized the importance of lakeshore protection for both environmental and safety reasons, sharing personal experiences and urging the Township to address threats to the bluffs.
- Doug Manning supported lakeshore protection and highlighted areas where work on the bluffs posed risks, citing personal examples and calling for Township action.

Ihle closed Public Comment.

**New Business:**

1. Public hearing and consideration of a site condo request for North Shores of Saugatuck LLA, applicant is Scott Bosgraaf. Parcel: 20-003-050-60 containing approx. 21.42 acres.

Wells provided an overview of the project and reviewed the engineer's memo. Scott Bosgraff presented the project's background, development progress, and efforts to remove invasive trees, comparing the old plan to the new one. Ihle opened the public hearing at 7:05 PM, but with no comments, it was closed at 7:06 PM. The Planning Commissioners inquired about the usage of Saugatuck Beach Road, municipal well placement, building types, and the road design for the development.

A **Motion** was made by Webster to approved a site condo request for North Shores of Saugatuck LLA, applicant is Scott Bosgraff. Parcel: 20-003-050-60 containing approx. 21.42 acres as outlined in the recommended conditions from the planner's memo. Supported by Butler.

**Roll Call Vote:**

**Yes:** Ihle, Ground, Webster, Helmrich, McFadden

**No:** Butler

Discussion: None

Motion carried 5-1 via roll call vote.

**Old Business:**

1. Site Plan Review and Approval, 6525 Blue Star Highway, parcel 20-003-040-10, Ihle and Blue Star Brewery, to construct a new auto repair building, and repurpose existing auto repair for brewery use.

Ihle recused himself due to a conflict of interest, and Ground assumed control of the meeting. Planning and Zoning Administrator Lynee Wells introduced the project, detailing updates made since the previous month's submission. Commissioners reviewed the Saugatuck Township Fire District memo and discussed the corrections made to address its concerns.

A **Motion** was made by Webster to approve the Site Plan Review and Approval, 6525 Blue Star Highway, parcel 20-003-040-10, Ihle and Blue Star Brewery, to construct a new auto repair building, and repurpose existing auto repair for brewery use as outlined in the recommended conditions from the planner's memo. Supported by Butler.

**Roll Call Vote:**

**Yes:** Ground, Webster, Butler, Helmrich, McFadden

**No:**

Discussion: None

Motion carried unanimously via roll call vote.

Ihle resumed his position in the meeting.

**Communications**

- A. Correspondence: None.
- B. Commission Comments: None.
- C. Township Board Report: Helmrich gave an update from the previous Township Board Meeting.
- D. Staff Updates: Wells provided updates on several projects and shared an overview of her initial work on high-risk erosion areas, including efforts to revise ordinance language.

**Public Comments:**

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

**Adjourn:**

A **Motion** was made by Butler to adjourn at 8:20 PM. Supported by Webster. Motion carried unanimously by voice vote.

## MOTIONS

1. A **Motion** was made by Butler to approve the agenda as amended. Supported by Webster. Motion carried unanimously.
2. A **Motion** was made by Butler to approve the minutes from the March 18, 2024 meeting as amended. Supported by Webster. Motion carried unanimously.
3. A **Motion** was made by Webster to approved a site condo request for North Shores of Saugatuck LLA, applicant is Scott Bosgraff. Parcel: 20-003-050-60 containing approx. 21.42 acres as outlined in the recommended conditions from the planner's memo. Supported by Butler.

**Roll Call Vote:**

**Yes:** Ihle, Ground, Webster, Helmrich, McFadden

**No:** Butler

Discussion: None

Motion carried 5-1 via roll call vote.

4. A **Motion** was made by Webster to approve the Site Plan Review and Approval, 6525 Blue Star Highway, parcel 20-003-040-10, Ihle and Blue Star Brewery, to construct a new auto repair building, and repurpose existing auto repair for brewery use as outlined in the recommended conditions from the planner's memo. Supported by Butler.

**Roll Call Vote:**

**Yes:** Ground, Webster, Butler, Helmrich, McFadden

**No:**

Discussion: None

Motion carried unanimously via roll call vote.

5. A **Motion** was made by Butler to adjourn at 8:20 PM. Supported by Webster. Motion carried unanimously by voice vote.

Respectfully,

*Morgan Coulston, Recording Secretary*