

**Planning Commission
Regular Meeting Minutes
Monday, October 24, 2022 at 6:00 p.m.
Meeting held in person & via Zoom**

Call to Order: Vice Chair Ihle called the meeting to order at 5:59 PM.

Roll Call:

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

Absent: Michael Wurth (observed via Zoom)

Also Present: Lynee Wells Planning and Zoning Administrator, Becky Page, Mike Daitch, John Tolley, Ed Beckman, Jan VonIns, Glenn Shook, Becky Israels, Stacy Aldrich, Nancy Brehm, Rock Ruthsatz, Vincent Beum, David Rodriguez, Jennifer Johnson, Tisha Johnson, & Jessica Ruthsatz

Approval of Agenda

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

Approval of Minutes

Minutes from the September 26, 2022 meeting were discussed and the following adjustments were made:

1. Remove the "Zoom Instructions" section.
2. Page 1, under "New Business" remove the incomplete sentence "The following was under".
3. Page 2, second paragraph, rewrite first sentences as "Wells reviewed the application and provided an overview of the submitted concept plans. Wells commented on the project that a basic site plan was received as requested..."
4. Page 2, under "Public Comment", rewrite the last two sentences as "There were no further public comments. Webster closed the hearing at 6:29 pm."
5. Page 2, under "Commission Member Discussion", paragraph 3, change to "... however stated that he was not in favor..."

A **Motion** was made by Webster to approve the minutes from the September 26, 2022 as amended. Supported by Butler. Motion carried unanimously by voice vote.

Public Comments:

Ihle opened the floor for public comment at 6:09 PM.

1. Ed Beckman - spoke in favor of the Brewery project and stated that he was in favor of the project.
2. Jennifer Johnson - stated that the Brewery project will bring added value to the Township by being hometown owned and family oriented.
3. Tisha Johnson - said the Planning Commission meetings are a great way to learn about proposals in the Township and that there are a couple things to vet but that can make the project better.
4. Rock & Jessica Ruthsatz - compared the Brewery project to Backlot in Petosky and spoke in favor of the family-oriented goal of the business.
5. Nancy Brehm - stated that her main concern regarding the Brewery project is safety, not objecting to the project but is concerned with putting commerce in front of safety.
6. John Tolley - spoke highly of the Brewery project owner's track record of success and is very proud and excited for the project.

7. Michael Wurth – read over the materials and likes the idea of the Brewery project but is very concerned about safety regarding Blue Star Highway. Stated that this should be carefully managed. Ihle closed public comment at 6:23 PM.

Old Business

Before Old Business was started, Ihle recused himself from the Old Business section of the meeting due to conflict of interest. Webster took over running the meeting.

1. Special Approval Use, for Uses Similar in C-1 General Commercial District, proposed 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

Commission Member Discussion:

Planning and Zoning Administrator Wells gave an overview of the changes made from the previous meeting, along with giving an overview of letters submitted by the adjoining property owners. Butler stated that the music concerns were addressed and questioned the parking, saying that there is enough parking but the layout may be a concern.

Webster went over the conditions from the previous meeting and stated that the conditions have been met. She said the remaining issues would be reserved for the site plan review.

Butler stated that if this were a business SIMILAR Spectators, which fits in the ordinance guidelines, then it would not have come to the Planning Commission.

Ground stated that she believes there's enough information to approve the special use if Wells is comfortable with it. Wells stated that she would like a detailed site plan that meets the requirements. Webster asked about the driveway and potential dangers. She asked if the driveway should be conforming or if this was for the Road Commission to decide. Wells stated that the Allegan County Road Commission would have to get involved with the driveway.

Webster also asked if the food trucks would be stationary or mobile. Applicant David Rodriguez stated that they are intended to be stationary but having them be mobile is a possibility.

A **Motion** was made by Butler to approve the Special Approval Use, for Uses Similar in C-1 General Commercial District, proposed Brewery at 6525 Blue Star Highway with conditions from the Township Planner and requirements from KLSWA, the Township Engineer, the Fire District, and the Planning Commission. Supported by Helmrich.

Roll Call Vote:

Yes: Butler, Ground, Helmrich, Stannis, Webster

No: None

Discussion: None

Motion carried unanimously.

New Business:

1. Bylaws Update

Clerk Becky Israels presented the draft of the updated bylaws. Israels states that this hasn't been adopted yet. She gave highlights to some of the changes, such as acceptance of gifts, conflict of interest, and press related conduct. The Planning commission agreed to discuss the bylaws in an upcoming meeting for approval.

2. Commission Sharing Related to Training Topics

Planning and Zoning Administrator Wells discussed training options that are available to the Planning Commission, reviewing an email she sent previously. Helmrich reminded the Commissioners that they should be getting emails from the Michigan Association of Planning. Butler stated that he is training on November 1 and he will give an update at the next meeting.

3. Officer Elections

Ihle opened the floor for nominations for Officer Elections. Helmrich stated that he is nominating Dave Ihle to Chair, Jackie Ground to Vice Chair, and Denise Webster to Secretary if they were all ok with that. Ihle, Ground, and Webster were supportive.

A **Motion** was made by Helmrich to appoint Dave Ihle to Chair, Jackie Ground to Vice Chair, and Denise Webster to Secretary. Supported by Stannis.

Voice Vote:

Yes: 6

No: 0

Discussion: None

Motion carried unanimously.

Report

1. Township Board Update: Helmrich gave an update on the Township Board meeting from October 12, 2022. The report is on file.
2. Staff Planning Update: Planning and Zoning Administrator Wells gave an update on JARS parking lot, Top Grade, AutoCamp, and Holland Hospital.

Adjourn:

A **Motion** was made to adjourn at 7:47 PM by Butler. Supported by Webster. Motion carried unanimously by voice vote.

Motions

1. A **Motion** was made by Webster to approve the agenda as amended. Supported by Butler. Motion carried unanimously by voice vote.
2. A **Motion** was made by Webster to approve the minutes from the September 26, 2022 as amended. Supported by Butler. Motion carried unanimously by voice vote.
3. A **Motion** was made by Butler to approve the Special Approval Use, for Uses Similar in C-1 General Commercial District, proposed Brewery at 6525 Blue Star Highway with conditions from the Township Planner and requirements from KLSWA, the Township Engineer, the Fire District, and the Planning Commission. Supported by Helmrich.
Roll Call Vote:
Yes: Butler, Ground, Helmrich, Stannis, Webster
No: None
Discussion: None
Motion carried unanimously.
4. A **Motion** was made by Helmrich to appoint Dave Ihle to Chair, Jackie Ground to Vice Chair, and Denise Webster to Secretary. Supported by Stannis.
Voice Vote:
Yes: 6
No: 0
Discussion: None
Motion carried unanimously.
5. A **Motion** was made to adjourn at 7:47 PM by Butler. Supported by Webster. Motion carried unanimously by voice vote.

Respectfully,



Morgan Arens, Recording Secretary

I, Denise Webster, Planning Commission Secretary, certify that these minutes were approved on November 28, 2022 by the Saugatuck Township Planning Commission.



Planning Commission Secretary

10/15/22

Date