

**Planning Commission  
Rescheduled Meeting Minutes  
Tuesday, February 11, 2025 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, Steve McFadden, Gordon Stannis

Absent: Denise Webster, Ken Butler, Cindy Osman

Also Present: Planning and Zoning Administrator Lynee Wells, Recording Secretary Morgan Coulston, Andrew Milauckas, Nancy VonIns, Jan VonIns, Nick VonIns, Lynn Kirkaldy, Char Manning, Doug Manning, Gregg Rzepczynski, Brian Gudith, Dick Waskins.

**Approval of Agenda**

Ihle introduced the agenda.

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

**Approval of Minutes:**

Minutes from the November 26, 2024 were reviewed.

A **Motion** was made by Ground to approve the minutes from the November 26, 2024 meeting as amended. Supported by Stannis. Motion carried unanimously.

**Public Comments:**

Ihle opened the floor for Public Comment.

- Brian Gudith requested additional information on how the proposed Lakeshore Overlay ordinance would impact his family's property.

Ihle closed Public Comment.

**New Business:**

1. Public hearing and consideration of a special land use for an existing building, Unit 15 of Just barns, located at 6764 Just Barns Drive, for a Class B Cannabis Grow Facility. Applicant is 420 Satori Wells provided an overview of the project, detailing the site's history as a formerly approved cannabis grow facility, and reviewed her memo along with recommended conditions.

Chair Ihle opened the public hearing.

- Gregg Rzepczynski, a project co-owner, expressed enthusiasm for the opportunity, appreciation for the community, and a commitment to complying with all conditions while addressing any questions from the Planning Commission.
- Dick Waskins, whose business is adjacent to the applicant's existing operation, spoke in support, noting their professionalism and wishing them success.

Following public comment, Ihle closed the hearing. The Planning Commission found the project straightforward, with Ihle inquiring about potential odor concerns. Rzepczynski confirmed they would comply with all Township requirements.

A **Motion** was made by Stannis to approve a special land use for an existing building, Unit 15 of Just barns, located at 6764 Just Barns Drive, for a Class B Cannabis Grow Facility. Applicant is 420 Satori, subject to the recommended conditions outlined in the planner's memo. Supported by McFadden.

**Roll Call Vote:**

**Yes:** Ihle, Ground, McFadden, Stannis

**No:**

Discussion: None

Motion carried unanimously via roll call vote.

2. Public hearing and consideration of a Planned Unit Development for a proposed 35 unit development comprised of 10 duplex buildings (20 units total), 2 townhome buildings (12 units total), and 3 accessory dwelling units on parcel: 20-003-028-00

Wells gave an overview of the project, she also reviewed her memo, highlighting the missing items needed from the applicant.

Jon Male from Excel Engineering, the engineering firm for the project, stated that they are open to a discussion and want feedback from the Planning Commission as well as the public in order to make the project better. He answered from the concerns that Wells had regarding missing items.

Chair Ihle opened the public hearing.

- Jon Helmrich gave his history on the property and his feelings on the project regarding its close distance to the creek, tree preservation, the storm water basin. He stated that he is in favor of new home projects but wants it done right.
- Jan VonIns stated tat she loves the nature and serenity that the property currently provides as she sees it from her backyard, but is opposed to the magnitude of the housing project. She stated that she was not in favor of looping the water main for the project as it would cut through her property.
- Lisa Bekken shared that she is directly affected by the share boundary line and is worried about pedestrians, safety, noise, vacation rentals, and increased crime.
- Eric Nequist was speaking for himself and his friend who lives near the project, they think that the development is excessive and agreed with Helmrich's comments.
- Maria Miller shared that this will greatly affect the area and thinks the location is wrong for this type of project. She wants growth but in the right way.

Following public comment, Ihle closed the hearing. Ihle offered a Planning Commissioner to make a motion and then the Commission discuss the project.

A **Motion** was made by Ground to postpone the consideration of a Planned Unit Development for a proposed 35 unit development comprised of 10 duplex buildings (20 units total), 2 townhome buildings (12 units total), and 3 accessory dwelling units on parcel: 20-003-028-00. Supported by Stannis.

**Roll Call Vote:**

**Yes:** Ihle, Ground, McFadden, Stannis

**No:**

Discussion:

McFadden raised concerns about the ADUs, the extensive parking for a private residential project, the reduction in setbacks from 66 to 60 feet, the density bonus amount, and the lack of cohesion between the two architectural styles.

Ground agreed, noting the absence of dimensions on the plans made them difficult to interpret. She also highlighted concerns about the open space classification and the blending of modern and traditional styles.

Stannis summarized public comments on housing density and echoed the concerns raised by McFadden and Ground.

Ihle expressed concerns about the intersection at Blue Star Hwy, 135th Ave, and 65th St., acknowledging it as a broader issue beyond the development but emphasizing its significance. He also questioned the looping of the water main, the ADUs, the use of private amenities for the density bonus, sewer and water capacity, and the suitability of the stormwater basin's low-lying location.

Motion carried unanimously via roll call vote.

**3. Lakeshore Overlay ordinance discussion**

Wells provided an overview of the proposed Lakeshore Overlay ordinance, including the draft language and map. She emphasized that this was a discussion, not a voting matter, and suggested scheduling a Public Hearing in March or April. She then read the draft ordinance for review by the Planning Commission and the public.

The Planning Commission generally found the draft to be well-prepared but requested additional information on excavation permits, mechanical room locations, and potential non-conforming properties.

The public was invited to participate, with attendees asking questions and providing input. After discussion, the Planning Commission agreed to hold the Public Hearing during its March regular meeting, given the impending expiration of the moratorium.

**Old Business:** None.

**Communications**

- A. Correspondence: Wells shared a letter from the City of the Village of Douglas regarding their work on their Master Plan.
- B. Commission Comments: None.
- C. Township Board Report: None
- D. Staff Updates: None

**Public Comments:**

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

**Adjourn:**

A **Motion** was made by McFadden to adjourn at 8:16 PM. Supported by Ground. Motion carried unanimously by voice vote.

## MOTIONS

1. A **Motion** was made by Ground to approve the agenda as presented. Supported by McFadden. Motion carried unanimously.
2. A **Motion** was made by Ground to approve the minutes from the November 26, 2024 meeting as amended. Supported by Stannis. Motion carried unanimously.
3. A **Motion** was made by Stannis to approve a special land use for an existing building, Unit 15 of Just barns, located at 6764 Just Barns Drive, for a Class B Cannabis Grow Facility. Applicant is 420 Satori, subject to the recommended conditions outlined in the planner's memo. Supported by McFadden.

**Roll Call Vote:**

**Yes:** Ihle, Ground, McFadden, Stannis

**No:**

Discussion: None

Motion carried unanimously via roll call vote.

4. A **Motion** was made by Ground to postpone the consideration of a Planned Unit Development for a proposed 35 unit development comprised of 10 duplex buildings (20 units total), 2 townhome buildings (12 units total), and 3 accessory dwelling units on parcel: 20-003-028-00. Supported by Stannis.

**Roll Call Vote:**

**Yes:** Ihle, Ground, McFadden, Stannis

**No:**

Discussion:

McFadden raised concerns about the ADUs, the extensive parking for a private residential project, the reduction in setbacks from 66 to 60 feet, the density bonus amount, and the lack of cohesion between the two architectural styles.

Ground agreed, noting the absence of dimensions on the plans made them difficult to interpret. She also highlighted concerns about the open space classification and the blending of modern and traditional styles.

Stannis summarized public comments on housing density and echoed the concerns raised by McFadden and Ground.

Ihle expressed concerns about the intersection at Blue Star Hwy, 135th Ave, and 65th St., acknowledging it as a broader issue beyond the development but emphasizing its significance. He also questioned the looping of the water main, the ADUs, the use of private amenities for the density bonus, sewer and water capacity, and the suitability of the stormwater basin's low-lying location.

Motion carried unanimously via roll call vote.

5. A **Motion** was made by McFadden to adjourn at 8:16 PM. Supported by Ground. Motion carried unanimously by voice vote.

Respectfully,

*Morgan Coulston, Recording Secretary*