

**Planning Commission
Regular Meeting Minutes
Tuesday, May 20, 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, Denise Webster, Ken Butler, Cindy Osman, Steve McFadden, Gordon Stannis.

Absent:

Also Present: Planning and Zoning Administrator Lynee Wells (via Zoom), Recording Secretary Morgan Coulston, Andy Murch, Lana Murch, Becky Israels, John Tenpas, Brian Timmer, Doug Manning, Lisa Bekken, Mary Patterson, Marianne Orzechoski, Jennifer Forsythe, Jan Von Ins, Nick Von Ins, Maria Brooks Miller.

Approval of Agenda

Ihle introduced the agenda and asked whether correspondence regarding the reconsideration of the Blue Star Bend use determination should be added under "Correspondence" or "New Business." The Commission agreed to include it under "Correspondence".

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

Approval of Minutes:

Minutes from the April 16, 2025 were reviewed.

A **Motion** was made by Webster to approve the minutes from the April 15, 2025 meeting as amended. Supported by Osman. Motion carried unanimously via voice vote.

Public Comments:

Ihle opened the floor for Public Comment.

- Andy Murch addressed the Planning Commission regarding the Blue Star Bend project, requesting reconsideration of the use determination based on his interpretation of the Zoning Ordinance and concerns about a perceived conflict of interest.

Ihle closed Public Comment.

New Business:

1. Public hearing, to consider a rezoning from C-2 to R-1 on a portion of parcel 20-003-028-00. Parcel is generally located near 65th and 135th as part of the Singapore Retreat PUD request. Applicant: Brian Sova, Agent: Exxel

Todd Stuive, the project representative, provided a brief overview of the proposal in relation to the rezoning request.

Planner Wells summarized her memo, noting that the rezoning aligned with the Township's Master Plan.

Ihle opened the Public Hearing at 6:11 PM for public comment, clarifying that comments were to focus solely on the rezoning request.

- Maria Brooks Miller expressed opposition, stating the changes did not justify rezoning and would disrupt the existing neighborhood dynamic.
- Jan Von Ins, a longtime resident, opposed the project due to perceived overpopulation and dissatisfaction with the proposed building aesthetics.
- Jennifer Forsythe acknowledged the need for affordable housing but emphasized the importance of preserving local wildlife and natural areas.
- Mary Patterson raised concerns about traffic and safety on 64th Street and opposed the project's proposed density.

Ihle closed the Public Hearing at 6:18 PM.

The Planning Commission then discussed the potential density difference without rezoning, concluding that it would not be significant. They also reviewed ongoing traffic concerns, prior discussions on sewer and water capacity, and the differences between by-right development and the proposed plan. Ultimately, the Commission agreed the rezoning was consistent with the Master Plan, better aligned with surrounding uses, and eliminated split zoning on the parcel.

A **Motion** was made by McFadden to approve the recommendation to the Township Board to consider a rezoning from C-2 to R-1 on a portion of parcel 20-003-028-00. Parcel is generally located near 65th and 135th as part of the Singapore Retreat PUD request. Supported by Osman.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Osman, McFadden, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

2. Public hearing, to consider a Special Land Use for Mineral Extraction with Waste Management and Recycling located off 134th and 63rd on parcel 0320-260-008-00, located in the I-1 Industrial District, Applicant is Brian Timmer, Wooden Iron LLC, Agent: Driesenga

John Tenpas, serving as the project agent, provided a brief overview, followed by applicant Brian Timmer, who outlined the business operations and proposed use of the property. Timmer addressed several points from the Township Planner's memo, including concerns about dust control and water quality.

Wells reviewed her memo and relayed correspondence received from the City of Saugatuck.

Ihle opened the Public Hearing at 6:56 PM for public comment.

- Doug Manning expressed general support for the project but raised questions about the pond size and fencing requirements.
- Jennifer Forsythe shared concerns about potential impacts on nearby parks, including the Tails and Trails Dog Park and the future Saugatuck Wilds Park.
- Roger Pool, the closest neighbor to the site, stated his full support and noted no objections.
- Becky Israels thanked the Planning Commission for their service and voiced concerns about truck traffic, hours of operation, dust, and debris.

Ihle closed the Public Hearing at 7:04 PM.

The Planning Commission proceeded with discussion, asking the applicant for clarification on operational hours, compliance with Township requirements, the proposed pond, noise generated by material recycling, anticipated truck volume, neighborhood input, contamination reports from EGLE and other sources, tree removal, necessary permits, and the proposed restoration plan. Ultimately, the Commission determined that substantial information was still missing, and several questions remained unanswered.

A **Motion** was made by Butler to postpone the consideration of a Special Land Use for Mineral Extraction with Waste Management and Recycling located off 134th and 63rd on parcel 0320-260-

008-00, located in the I-1 Industrial District, due to several outstanding conditions. These included items noted in the memos from the Township Engineer, and Planner, as well as the need for methane output testing at the adjacent landfill, submission of water quality testing results or new tests to evaluate contamination runoff, a revision of the proposed hours of operation from 7 AM start to 8 AM – 5 PM, notarized written approval from the adjacent landowner where site activity may encroach on setback boundaries, submission of a Soil Erosion and Sedimentation Control (SESC) permit and all other required permits, and review and submission of a performance bond in coordination with the Township. Supported by Webster.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Osman, McFadden, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

Old Business: None

Communications

A. Correspondence:

A letter was received from Blue Star Bend's legal counsel requesting that the Planning Commission reconsider the Blue Star Bend use determination made at the April 15 meeting. The Commissioners discussed the letter and agreed to take no action.

A **Motion** was made by Butler to receive and file the letter and take no action. Supported by Webster.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Osman, McFadden, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

B. Commission Comments:

Webster requested that the Planning Commission review its bylaws at an upcoming meeting, preferably during the regular meeting in July.

C. Township Board Report:

Osman gave a brief overview of the Township Board meeting.

D. Staff Updates:

No updates on Blue Star Brewery (approved October 15, 2024), Best Buds (extended to May 20, 2025), AutoCamp (permit for hotel demo issued)

Public Comments:

Ihle opened the floor for Public Comment.

- Jennifer Forsythe commented on her knowledge of the decibels of the noise generated by material recycling.

Ihle closed Public Comment.

Adjourn:

A **Motion** was made by Butler to adjourn at 8:13 PM. Supported by Osman. Motion carried unanimously by voice vote.

MOTIONS

1. A **Motion** was made by Ihle to approve the agenda as amended. Supported by Butler. Motion carried unanimously via voice vote.
2. A **Motion** was made by Webster to approve the minutes from the April 15, 2025 meeting as amended. Supported by Osman. Motion carried unanimously via voice vote.
3. A **Motion** was made by McFadden to approve the recommendation to the Township Board to consider a rezoning from C-2 to R-1 on a portion of parcel 20-003-028-00. Parcel is generally located near 65th and 135th as part of the Singapore Retreat PUD request. Supported by Osman.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Osman, McFadden, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

4. A **Motion** was made by Butler to postpone the consideration of a Special Land Use for Mineral Extraction with Waste Management and Recycling located off 134th and 63rd on parcel 0320-260-008-00, located in the I-1 Industrial District, due to several outstanding conditions. These included items noted in the memos from the Township Engineer, , and Planner, as well as the need for methane output testing at the adjacent landfill, submission of water quality testing results or new tests to evaluate contamination runoff, a revision of the proposed hours of operation from a 7 AM start to 8 AM – 5 PM, notarized written approval from the adjacent landowner where site activity may encroach on setback boundaries, submission of a Soil Erosion and Sedimentation Control (SESC) permit and all other required permits, and review and submission of a performance bond in coordination with the Township. Supported by Webster.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Osman, McFadden, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

5. A **Motion** was made by Butler to receive and file the letter and take no action. Supported by Webster.

Roll Call Vote:

Yes: Ihle, Ground, Webster, Butler, Osman, McFadden, Stannis

No:

Discussion: None

Motion carried unanimously via roll call vote.

6. A **Motion** was made by Butler to adjourn at 8:13 PM. Supported by Osman. Motion carried unanimously by voice vote.

Respectfully,

Morgan Coulston, Recording Secretary