

**GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
DECEMBER 27, 2016**

Meeting called to order at 7:30 PM by Chairperson Cook, Pledge of Allegiance recited.

Roll call: Present Borst, Walsworth, Terryn, Coker, Cook, Whelpley, Zoning Administrator Draper and 5 members of the public. Absent Fong.

Agenda: Motion by Borst to approve the agenda as presented, supported by Terryn. Voice vote; all ayes motion carried.

Minutes of the November 29, 2016 Meeting: Motion by Terryn to approve the minutes of the November 29, 2016 meeting with one correction, add “supported by Cook” to the motion Section 4.33(6) to read “ Parking of a recreational vehicle in the front yard setback area of any parcel in the RR and R-1 zoning districts is prohibited.” Supported by Borst, voice vote all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: Draper reported that 77 permits have been issued so far this year. The ZBA met and approved a variance request for a water setback.

New Business:

1. Election of Officers for 2017

Chairperson Cook opened the nominations for Chairperson. Borst nominated Cook. Walsworth moved to close the nominations and cast a unanimous ballot for Cook. Supported by Borst voice vote, all ayes motion carried.

Chairperson Cook opened the nominations for Vice Chairperson. Whelpley nominated Fong. Borst moved that the nominations be closed and a unanimous ballot cast for Fong, supported by Whelpley. Voice vote all ayes motion carried.

Chairperson Cook opened the nominations for Secretary. Cook nominated Whelpley. Coker moved the nomination be closed and a unanimous ballot be cast for Whelpley. Supported by Cook. Voice vote, all ayes motion carried.

2. Site plan review for Craig Cihak

Site plan for construction of a 40'x80' storage building on Parcel # \_\_\_\_\_ The Parcel is zoned RC. Chairperson Cook proceeded to follow the Fact Finding Review Standards.

1. Compliance with Zoning Districts Standards. The standard was discussed. No concerns were raised. Cook called for a consensus vote that the standard is met. Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes, Whelpley yes. The standard is met.

2. Organization of Elements. The standard discussed. No concerns were raised. Cook called for a consensus vote that the standard was met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.

3. Preservation of Natural Features and Natural Landscape. The standard was discussed there were no concerns raised. The site will remain mostly unchanged. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. Standard is met.

4. Drainage Provisions. There will be no run off problems as the soil is all sandy. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.

5. Soil Erosion. No soil erosion problems are evident. Cook called for a consensus vote the the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes.

6. Screening and Buffering. Cook called for consensus vote that the standard is N/A. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is N/A.

7. Emergency Vehicle Access. Cook called for a consensus vote that the standard is N/A. Whelpley yes, Borst yes, Walsworth yes, Coker yes, The standard is N/A.

8. Pedestrian and vehicular Circulation. Discussion, no congestion, room for vehicles and pedestrian movement. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The condition is met.

9. Compliance with applicable county, state, and federal statutes. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.

Motion by Borst the site plan meets the approval standards of Zoning Ordinance Section 13.10 for a 40'x80' storage building on Parcel # \_\_\_\_\_ and is approved. Supported by Walsworth. Roll call vote Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. Motion carried.

Site plan for a Roof Over. Cihak has previous approval for tent type covering over a seating area at the Frickin Chicken. He is asking to use a permanent roof covering instead. Chairperson Cook proceeded with the Fact finding Standards of Site Plan Approval.

1. Compliance with Zoning District Standards. Discussion found no concerns. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.

2. Organization of elements. Discussion found no concerns. Cook called for a consensus vote the this condition is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.

3. Preservation of Natural Features and Natural Landscape. Discussion pointed to this standard being N/A. Cook called for a consensus vote of N/A. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is N/A.
4. Drainage Provisions. Discussion pointed to this standard being N/A. Cook Called for a consensus vote of N/A. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is N/A.
5. Soil Erosion. Discussion pointed to this standard being N/A. Cook called for a consensus that this standard is N/A. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is N/A.
6. Screening and Buffering. Discussion, a 6 foot high gated fence will be required by the Liquor Control. Cook called for a consensus vote that this standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook Yes. The standard is met.
7. Emergency Vehicle Access. Discussion pointed to this standard being met. Cook called for a consensus vote of the standard being met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.
8. Pedestrian and Vehicular Circulation. Discussion found no concerns. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. The standard is met.
9. Compliance with County State and Federal Statutes. Discussion found no concerns. Cook called for a consensus vote that the standard is met. Whelpley yes, Borst yes, Walsworth yes, Coker yes, Terryn yes, Cook yes. This standard is met. Motion by Coker that the Site plan for a roof over meets the standards of Zoning Ordinance Section 13.10 and is approved. Supported by Whelpley. Voice vote all ayes motion carried.

Old Business: None

Amendments and Committee Reports:

1. Temporary Campground Committee: Discussion of the items on the previous report. Item two is alright, three should have “for each parcel” added, items four and five are alright. Draper comment that item one should not require a permit for 2,3, an 4 rv's only for more than four when state permit is required. Item six should have a fee schedule to recommend to the township board. The committee will meet to review the recommended changes.
2. Rental Ordinance Committee: Whelpley and Draper will get hard copies of the State Building Code PA 16 of 1916 for members to review. It will cover most of the concerns about rental capacity and some other aspects of rental we have talked about. It also covers neglected and dangerous buildings. We should consider recommending to the township board to adopt this.

Public Comment: None

There being on further business to come before the commission Chairperson Cook adjourned the meeting at 8:50 PM.

Jake Whelpley, Secretary