

GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 28, 2012  
7:00 P.M.  
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:00 p.m. by Robert Fong. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Fuehring, Hosner, Coker, Whitney, Fong, Wilson, Cook, Mitteer, Terryn & Jake Whelpley Zoning Administrator.
3. Approval of Agenda:
  - Fuehring motioned to approve the agenda as presented, Hosner support, all yes, motion carried.
4. Approval of Minutes from December 27, 2011
  - Motion by Wilson, support by Hosner to approve the minutes of the December 27, 2011 Planning Commission meeting as presented. All yes, motion carried.
  - Fuehring questions Fong on what they are approving, website minutes or printed minutes. Motion amended by Whitney to approve printed minutes. All yes, motion carried
5. Correspondence: None
6. Zoning Administrator Report:
  - PUD Modification: Gemini Resorts LLC
    - \*15 additional campsites
    - \*Major modification
  - Master Plan was sent to County Planning Commission reviewed and sent back without comment.
  - Public hearing RE: Timberlake Resort in April
  - Planning Commission Training Session: Thursday, April 12, 2012 6:00pm-9:00pm at Elbridge Township Hall. Conducted by MSU extension. RSVP to Jake by April 5<sup>th</sup> if attending.
7. New Business:
  - I. PUD Modification Timberlake Resort
    - \*Site plan review
    - \*Major modification application
    - \*Current Zoning PUD under permitted use.
    - A. Public Hearing:
      1. Open Public Hearing – Timberlake Resort PUD Major Modification Application
      2. Zoning Administrator Presentation:
        - \*Site plan was approved by the Golden Township Board
        - \*Defined major modification
        - \*Site plan shows location of new sites

\*Rezoning

\*PUD: east side of Ridge Rd, 235 existing sites, permit from the MDNR authorizing 15 new sites (308-322)

3. Petitioner presentation:

\*Reasons he thought it would help our area & surrounding areas.

4. Correspondence Pro:

\*Whelpley received two phone calls with general questions from Richard Behm and Clifford Prince property owners. Neither had any concerns after hearing the location of the campsites.

5. Correspondence Con:

\*Whelpley read three letters received, all letters on file:

-Kirk Williams: Concerned with trespassing issues.

-Dorinda VanKampen: Raised similar issues to Dr. Roseman.

-Walt Ashley: Concerned the resort having more sites than were approved.

6. Public Comments Pro: None

7. Public Comments Con: David Roseman, resident stated he emailed a letter to Fong & Whelpley. Whelpley stated he did not receive the attachment. Whelpley read the letter provided:

-Roseman letter concerns:

1. PUD goes against the Zoning Ordinance and the Golden Township Master Plan.

2. Timberlake has an illegal keyhole.

3. The Resort is a commercial encroachment on the residential neighborhood.

Lengthy discussion regarding many issues ensued, including what happens if the property is sold. Fong discussed that the Township Board cannot put stipulations on a sale.

Roseman discusses an attorney was hired previously, negotiated with a spokesman of Timberlake, it was approved by the Planning Commission but the Township Board rejected. Fierhing was in agreement with Roseman statements but under the advice of the Township Attorney, they said no.

Several questions and statements were brought up and discussed: When was the campground bought, intentions on selling, PUD starts over from day 1, can add to old PUD. PUD is only on the east side of Ridge Road all activities on east side, define keyhole, is it a keyhole or not? PUD controls east side not the west side. Cook states that the zoning goes with the sale. Resident complains about crossing the road.

8. Petitioner Comments; Rebuttal

-Manager states he is trying to improve the park to make it better for the area.

9. Zoning Administrator Summary

1. Resorts are allowed to request PUD rezoning in the resort resident district. The resort was in operation when the Zoning Ordinance was enacted. The PUD made the resort compliant with the Zoning Ordinance.
2. The PUD is only on the east side of Ridge Road. Any use on the west side is not part of the PUD.
3. The resort was in operation before the Zoning Ordinance was enacted and became compliant by the PUD approval. It is no longer part of the resort residential zoning district.
4. Acknowledged Dr. Roseman's letter and Mr. Ashley's letter and requested they meet with him at Timberlake in the Spring to locate the illegal sites if they would like.

10. Close Public Hearing - Fong

11. Deliberation; Finding of Fact using Ordinance Standards Form

- Mitter requesting that Mr. Smith bring a copy of camp rules that will be enforced.
- Hosner requested some signage on the road for the campers who are crossing to go to the keyhole. Many of them are on golf carts moving at a high rate of speed.
- Septic system was discussed.
- 15 additional sites seem to be in a good location on the plan.
- PC members agree with the plan. The park seems to be run well.
- Mitter would like to see safety addressed in reference to crossing the road.
- Hosner concerned that this park is in a residential area and wants to make sure an expansion is not going to burden the residents who live near there.
- Wilson stated that the park was there before zoning existed and before the houses were built.
- Terry stated that it is common in Golden Township for residential property to be near commercial property.

12. Decision; Approve, Deny with reasons, Approve with conditions. Table for further review, more information, or legal counsel.

- Motion by Wilson support by Mitter to approve the Major Modification request to add 15 additional campsites by Timberlake Resort as presented. 7 ayes, 2 nays, motion carried.
- Motion by Wilson, support by Cook to approve the Timberlake Site Plan as submitted. 8 ayes, 1 nay, motion carried.

Whelpley introduced Chad Coker as the new Planning Commission Representative.

II. Site Plan Review for Craigs Cruisers Inc.

- Request is for a two seat zip-line ride to be added to Craig's Cruisers.

- Zoning Administrator noted that this zip line would be included in the Craig's Cruisers PUD which is separate from Jellystone Park.
- The ride will be a controlled fall, not a free fall.
- Jeff Gebhart present, representing Craig's Cruisers.
- Fong concerned about aesthetics and safety.
- Loading and unloading will occur near where the slick track is located.
- Gebhart states that the construction will be inspected and approved by the state for safety.
- Gebhart states the motor for the ride is a quiet 15 horse motor.
- Randy Hepworth has surveyed the area for all obstructions, including power lines.
- Wire will be 16' above the bridge area of the track and should not be a safety hazard.
- Whelpley referred to the Site Plan to note that both ends of the zip line will be on Craig's Cruisers property and not on Jellystone property.
- Motion by Whitney, support by Hosner to approve the Site Plan Review, as submitted by Craigs Cruisers, for the addition of a zip line. All yes, motion carried.

#### 8. March meeting date change.

- Whelpley requested the meeting for March be changed to April 3<sup>rd</sup> at 7:00pm. Planning Commission agreed.

#### 9. Old Business

##### 1. Silver Lake Action Committee – Hosner

- 18 studies have been done at Silver Lake since 1972. All of them are very similar.
- All of the studies have noted that sewage is contributing to the problem.
- All of the reports have cost at least \$20,000 each.
- Hosner would like to see some action taken instead of having another \$20,000 study done.
- In 1974 there was a chance for the township to have a septic system put in and 80-90 percent of it would have been paid by the Federal Government. This was turned down by the voters of Golden Township.
- If it gets bad enough, the state can come in and install their own septic system and charge the residents whatever they want. It can cost up to three times the original amount.
- Hosner suggested that whenever property is improved or changes hands, it should be required that the septic system is brought up to code.
- Fong noted that Silver Lake contributes greatly to the economy of the entire county. Also, the quality of the lake directly affects property values.
- Fong would like to handle the problem locally before the state takes over the lake and installs their own expensive septic system.
- Whelpley suggested that it may be possible to add some of the requirements that Hosner suggested in to the Zoning Ordinance. IE: Requiring septic systems to be

brought up to code with any septic system failure, improvement to the property or when the property changes hands. If these requirements become common knowledge, perhaps residents would be more interested in a public septic system. Whelpley contacted the health department regarding this issue, and they agreed.

-Whelpley also discussed new septic systems that have been made especially for property that is within 500' of water.

-Wilson noted that the City of Hart's sewage system is able to handle additional residential sewage. Silver Lake sewage could be sent to Hart using pump stations.

-Cook noted that several issues contributed the poor lake quality this year including fish algae, temperature and sewage.

10. Sub-Committee for Ordinance Amendments

-Fong would like this committee to look at the Ordinance and recommend some changes to the Planning Commission for a vote, to ultimately take to the township board for approval. These changes could include requirements that would help to improve the quality of the lake.

-Cook, Hosner and Coker volunteered for this committee.

11. Motion by, second by to adjourn the meeting at 8:54 pm. All yes, meeting adjourned.

Respectfully Submitted,

Tina Wiegand  
Recording Secretary

