

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 24, 2012
7:00 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:09 p.m. by Robert Fong. The Pledge of Allegiance was recited by all.
 2. Roll call: Present; Fuehring, Fong, Cook, Hosner, Wilson, Coker & Jake Whelpley, Zoning Administrator. Absent: Mitteer, Whitney, Terryn.
 3. Approval of Agenda:
 - Fuehring motioned to approve the agenda as presented, Wilson support, all yes, motion carried.
 4. Approval of Minutes from April 3, 2012
 - Motion by Wilson, support by Fuehring to approve the minutes of the April 3rd Planning Commission meeting with the correct names entered for motioning to approve the minutes. All yes, motion carried.
 5. Correspondence: None
 6. Zoning Administrator Report:
 - B&L Sand Toys continue to work on their site plan.
 - Their goal is to submit their plan in May for their race track..
 - Requested withdrawal of their site plan for the cell phone towers as they are no longer needed.
 - Training in Elbridge went well. Several ZBA members attended. Whelpley reminded the PC members that each of them is required to attend a training in order to be a member of the board.
 7. New Business:
 - A. Mears Historical Park Site Plan Review
 - 30' antique windmill to be erected at the historical park.
 - 5'6" base, 30' tall.
 - Set backs are large enough where it will never hit the road if it tips over.
- Hosner arrives.
- Petitioner states it does have historical value as it was sold by Mr. FW Downing in Mears and stood at the corner of Hazel and 34th for many years.
 - It will have a brake and will only be spinning if the museum is open.
 - Public Comment: Discussion regarding how they plan to protect it from neighborhood children vandalizing it. Petitioner stated there is nothing in the plan as of yet.
 - Motion by Wilson, support by Coker to approve the Mears Historical Park Site Plan Review as presented. All yes, motion carried.

8. Old Business:

-Fong stated that the petitioners from the last meeting will be meeting with their neighborhood association before presenting their site plan again.

9. Ordinance Amendments & Other Reports

A. Schedule Master Plan Public Hearing

-Whelpley stated the review period for other townships and the county has passed, and he received no comments.

-Whelpley suggested scheduling a Public Hearing in May.

-Hosner confirming that this information will be made available to the public before the meeting.

-Motion by Cook, support by Hosner to schedule a Public Hearing to review the revised Golden Township Master Plan at the next Golden Township Planning Commission Meeting to be held on Tuesday, May 29th at 7:00pm. All yes, motion carried.

B. Discuss Proposed Amendments

-Made changes that were discussed at the last meeting.

-Regarding detached garages, the building height should be 25', not 15'.

-Conditional Rezoning

-Outdoor wood furnaces – Set backs changed from 500' to 300', added that they do not have to be EPA approved as most of the new ones have been certified anyway.

-Sewer systems should be "On Site Sewage Disposal System", added a definition for what is a "failure" and what is a "sale", 500' from any water source and added a definition to state the reason for the ordinance.

-To remove the RV limits in item number 16.

-Whelpley to make these additional changes and will submit for approval by the PC at the May meeting. Public Hearing will likely be scheduled for June.

C. Report from the Silver Lake Action Committee – Hosner

-Would like to have the US Geological Survey and a representative from GVSU to do another study of the lake which will cost \$500,000.

-\$180,000 could be paid by the US Geological Survey.

-This would begin in 2013 and could take up to five years to determine what is wrong with the lake.

-Fong would like to see the lake dredged back to its original depth to restore the ecology. He would like to see the various pipes that drain into the lake taken out. He would like to see the old studies reviewed in depth before spending additional money on another expensive study.

-Hosner stated the original study was done in 1972 and there have been several done since then. All of the studies made recommendations and none of these recommendations were ever followed.

-Cook is currently participating in lake monitoring in coordination with the DEQ.

-Gary Darling stated the lake was clear to 17' twenty six years ago.

10. Public Comments:

1. Mark Rippee stated that Upper Silver Lake is dredged in the channel areas and is treated with copper sulfate and the phosphorous levels in the lake are almost always within normal limits. This is paid for by their association.
2. Dale Lathers stated that he believes we need a sewer system. He was told by some researchers who were testing the lake that if a sewer system is installed it should be for Silver Lake and Upper Silver Lake both. He agrees with the changes in the Zoning Ordinance related to the sewer systems.
3. Lengthy discussion regarding Silver Lake and ways to improve the lake quality ensued. Topics included funding, lake levels and how to adjust them, weed management in the lake, more stringent sewer system inspections.
4. Silver Lake is becoming shallower each year. This means that it takes less pollution each year to consider it contaminated. However, the pollution is going up as the lake level goes down. The lake levels are regulated by the drain commissioner. The lake levels are adjusted to the same levels each year despite the fact that the lake is filling with sand from the bottom up and becoming shallower each year.
5. Fong believes people in the future will blame government for not protecting the lake, even though their ancestors refused to help pay for it.
6. Fuehring believes we need to make a big statement regarding the poor lake quality and how it affects the people and the environment in order to get the state to help with funding.
7. Cook stated there is \$100,000 available for dredging through the Silver Lake Improvement Board.
8. Discussed options for funding including a millage, or packaging a lake study and dredging together.
9. Discussed results from the numerous studies done previously regarding lake quality.
10. Discussed the fact that the voters have turned down septic system millages in the past that would have improved the lake quality significantly.
11. Public is happy with the new sewer system regulations proposed in the new Zoning Ordinance Amendments tonight.

11. Motion by Hosner, second by Wilson to adjourn the meeting at 8:38 pm. All yes, meeting adjourned.

Respectfully Submitted,

Tina Wiegand
Recording Secretary

