

GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
JUNE 26, 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; Fong, Cook, Hosner, Wilson, Fuehring, Whitney, Coker & Jake Whelpley, Zoning Administrator. Absent: Mitteer, Terryn
3. Approval of Agenda:
  - Hosner motioned to approve the agenda as presented, Cook support, all yes, motion carried.
4. Approval of Minutes from May 29, 2012
  - Motion by Whitney, support by Hosner to approve the minutes of the May 29th Planning Commission meeting. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
  - Whelpley reported the Public Hearing Notice that was to run in this month's paper had left out the agenda he will run it next month and discuss at the July 31<sup>st</sup> meeting.
7. New Business:
  - No new business
8. Old Business:
  - A. Wilson PUD
    - Wilson left Board table to sit in the audience.
    - Reviewed site plan presented.
    - Wilson stated that Bob Bricker, 5408 W Fifth Street Mears would answer any questions.
    - Discussion on homes currently in Golden Pond, they are on lots 1, 2, 18 & 12 has a duplex.
    - Discussion on steps taken to protect homeowners. Bricker explains; camp rules, security procedures, check in procedures, traffic flow will be on the campground side, barriers will be installed.
    - Discussion on concerns about the number of people in the campground. 70 campsites (8 people per site) equals 560 people. Hosner & Cook are concerned about the number of people.
    - Discussion on infrastructure and sewer questions. Bricker/Wilson sewer follows PUD and Wilson stated it was inspected today.
    - Coker states he has no problem with the campground itself but is concerned about the current homeowners.
    - Fong goes over the list presented on barriers, lighting & signage.

-Bricker states the campground will be south of Golden Pond and the Condo's are on the north creating a natural barrier.

-Public comment on the site plan:

-Sharron Holm, co-owner of home there; is concerned about property value.

-Fong comments the Planning Commission job is to make sure the plan fits into the master plan.

-Steve Fell, homeowner; states concerns about trespassing, garbage & noise. How do we enforce? Who do they call?

-Fong explains the Planning Commission Board is not an enforcement board. Zoning Administer for Zoning questions, Police for criminal activity, contact proper authority.

-Sharron Holm comments on bathhouse, restrooms & handicap accessibility.

-Steve Fell comments on #11 of the camp rules quiet time 10pm.

-Fong recommends site plan to go to the Township Board, Coker moves to recommend the Township Board Approve the Site Plan, Whitney seconds.

-Board discussion:

-Discussion continues about security, cameras, current property owners and property values dropping.

-Board discusses is it going to blend with surrounding area

-Whelpley states that it is compatible, mixed use; residential/commercial.

-Fuehring asked if Zoning Administrator can wet stipulation on 24/7 security. Whelpley states no at this point; if complaints arise ZA talks to the owners.

-Fong calls for vote on the Motion:

Ayes: Whitney, Coker, Fuehring      Nays: Hosner, Cook

-Fong calls for a motion to send to the Township Board approval of the PUD:

-Motion by Coker, Second by Fuehring      Ayes: Whitney      Nays: Hosner & Cook

#### 9. Public Comments:

-Cook: comments on intersection in Silver Lake having close calls - 18<sup>th</sup> Street & Silver Lake Road

-Whelpley: explains the yield sign is on the primary road, local road has to stop for primary road. Recommends going to the Township Board meeting and they will take concerns to the Road Commission and a study of the intersection will be done.

- Motion by Whitney to adjourn the meeting at 8:05pm. All yes, meeting adjourned.

Respectfully Submitted,

Janet Redding  
Recording Secretary

