

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 23, 2017

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

Roll Call: Present; Borst, Walsworth, Terryn, Coker, Cook, Whelpley, Zoning Administrator Draper and Attorney McNeely. Absent: Fong Members of the public.12

Agenda: add c. Preapplication Conference. Motion by Walsworth to approve the agenda as amended. Supported by Coker, voice vote all ayes, motion carried.

Minutes of the April 25, 2017 Meeting: Motion by Walsworth to approve the Minutes of the April 25, 2017 meeting. Supported by Borst, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 5 permits issued. Questions on the Short-Term Rental Ordinance: 1. What about cubic feet in cathedral ceiling rooms? It doesn't matter how high the ceiling is, it's the cubic feet of the room.2. Are permits required for each unit on a property? Yes.

New Business: None

1. Ivy Cottage Gifts Public Hearing. Maryann Houtkooper Johnson is requesting a Special Use permit for a gift shop on Parcel # 64-006-013-400-08.

Site Plan Review and Approval Standards.

- 1) Compliance with zoning district regulations. The parking lot front setback must be 75 feet. Applicant will rework the site plan to show 75 feet. Motion by Borst the plan meets #1, supported by, Terryn, voice vote, all, ayes, motion carried.
- 2) Organization of elements. Motion by Borst the plan meets #2, supported by Walsworth, voice vote all ayes, motion carried.
- 3) Preserve nature features and landscape. Motions by Whelpley the plan meets #3. Supported by Cook, voice vote all ayes, motion carried.
- 4) Drainage Provisions. Motion by Whelpley the plan meets #4. Supported by Borst, voice vote all ayes motion carried.
- 5) Soil Erosion. Motion by Cook the plan meets #5. Supported by Terryn, voice vote all ayes, motion carried.
- 6) Screening and Buffering. Motion by Whelpley the plan meets #6. Supported by Cook, voice vote, all ayes, motion carried.
- 7) Emergency Vehicle access. Motion by Borst the plan meets #7. Supported by Walsworth, voice vote all ayes motion carried.
- 8) Pedestrian and Vehicular Circulation. Motion by Terryn the plan meets #8. Supported by Cook voice vote, all ayes, motion carried.

- 9) Compliance with all statutes. Motion by Cook the plan meets #9.
Supported by Borst, voice vote, all ayes, motion carried.

Motion by Whelpley to approve Ivy Cottage Gifts site plan with the condition that the plan be revised to show 75 foot front yard setback. Supported by Walsworth, voice vote all ayes, motion carried.

Chairman Cook opened the public hearing. Draper stated these facts: Zoning is CI, Property is 6.36 acres, building is preexisting. Applicant explained the project as a seasonal gift shop in the accessory building located on site. There was no pro or con correspondence or public comment. Cook closed the public hearing.

Deliberation: Approval Standards

- 1) Special Use is allowed in the zoning district where it is located. Motion by Cook this standard is met. Supported by Borst, voice vote, all ayes, motion carried.
- 2) Special Use complies with standards listed in the zoning district. Motion by Terryn this standard is met. Supported by Cook, voice vote, all ayes motion cried.
- 3) Special Use must be harmonious with and not change the character of the area. Motion by Cook this standard is met. Supported by Borst, voice vote all ayes motion carried.
- 4) Special use in consistent with the Master Plan. Motion by Cook. this standard is met. Supported by Borst, voice vote, all ayes, motion carried.
- 5) Special will not place material burden on all public services. Motion by Borst this standard is met. Supported by Terryn, voice vote, all ayes motion carried.
- 6) Special use will not cause additional public costs or be detrimental to the economic welfare of the township. Motion by Whelpley this standard is met. Supported by Cook, voice vote all ayes motion carried.
- 7) Special use will diminish the opportunity of surrounding property owners to use and develop their properties. Motion by Cook this standard is met. Supported by Borst, voice vote all ayes motion carried.
- 8) Special use will not negatively impact the neighboring properties. Motion by Walsworth this standard is met. Supported by Borst, voice vote all ayes motion carried.
- 9) Special use will not produce nuisances or hazards to nearby uses. Motion by Cook this standard is met. Supported by Borst, voice vote all ayes, motion carried.
- 10) Special use will be in accordance with the Master Plan. Motion by Cook this standard is met. Supported by Terryn, voice vote all ayes motion carried.
- 11) Special use is consistent with the Zoning Ordinance and Site Plan Standards. Motion by Cook this standard is met. Supported by Borst, voice vote all ayes motion carried.

Motion by Cook to approve the Special Use permit foe Maryann Houtkooper Johnson, Ivy Cottage Gifts, on Parcel # 64-006-013-400-08 as the facts show it meets the standards of the Zoning Ordinance. Supported by Borst, voice vote all ayes motion carried.

2. Temporary Camping Amendment Public Hearing

Chairman Cook opened the public hearing on the proposed Temporary Camping Amendment to Section 4.33.

Draper read the amendment:

Add to Section 4.33:

7. Temporary Camping Permits may be issued if the following conditions are met.
 1. The maximum number of RV's allowed on a parcel without obtaining a permit is four (4) in all zoning districts.
 2. A Temporary Camping Permit must be obtained from District #10 Health Department and Golden Township for Five (5) or more RV's on any parcel in any zoning district.
 3. There must a be a livable dwelling or active Primary Use on each parcel where any RV's are to be placed.
 4. In the RR, Resort Residential, and R-1, Residential, Districts the 50% lot coverage requirement must be met.
 5. A maximum of three (3) Temporary Camping Permits, for a duration of four (4) nights each, per calendar year per parcel are permitted.
 6. The permit fee shall be set annually by the township board.

There were no written comments pro or con.

The only oral comment was that the fee was too high.

Cook closed the public hearing.

Deliberation: Whelpley: zoning is an expensive ordinance. Permit fees and meeting fees don't begin to cover costs. Those remaining costs come directly from the general fund, taking away from other budget items. Walsworth: the \$150.00 isn't burdensome as it would be less the campground fees.

Motion by Walsworth to recommend to the township board to approve the proposed Temporary Camping amendment to Section 4.33 and recommending the fee be set at \$150.00. Supported by Coker, voice vote, all ayes, motion carried.

3. Preapplication Conference for a proposed PUD. Samuel Goyings is proposing to build a campground on his property on 34th Ave. North of Fox Road. A plan was presented to the commission. It would be for private use, friends and family only not commercial. Upon review it was determined that the property was only 4.65 acres, not the 5 acres required for a PUD. There is a lease on enough land to meet the 5 acres, but it is a yearly lease that could be terminated. The project can not be considered for application.

Old Business: None

1. None

Ordinance Amendments & Other Reports

1. Dangerous Building Ordinance
Postponed to next meeting
2. Short-Term Rental Application
Questions have arisen about the application requiring proof of insurance and meeting state codes. McNeely and Whelpley will meet and formulate a disclaimer to be put on the application. .

Public Comment: None

Adjournment: Meeting adjourned at 9:20 P.M.

Jake Whelpley, Secretary

DRAFT