

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 27, 2017

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

Roll Call: Present; Borst, Fong, Walsworth, Terryn, Coker, Cook, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: None 4 Members of the public.

Agenda: Motion by Borst to approve the agenda as presented. Supported by Fong, voice vote, all ayes, motion carried.

Minutes of the May 23, 2017 Meeting: Motion by Walsworth to approved the May 23, 2017 minutes as presented. Supported by Coker, voice vote, all ayes motion carried.

Correspondence: None

Zoning Administrator Report: 46 zoning permits issued to date. A letter was included in the July tax bills explaining the new ordinances and enforcement policies.

New Business: None

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Old Business: None

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Ordinance Amendments & Other Reports

1. Dangerous Building Ordinance: Chairman Cook will appoint a subcommittee to work on the ordinance this fall.
2. Short-Term Rental Ordinance: Members discussed additions to the application concerning insurance, and septic systems. A copy of the Declaration Page would show that the rental is covered and is insured as a rental. There should be language to insure other permits are obtained. Proof of adequate septic systems should be included. Motion by Fong to recommend to the township board to approve the Short-Term Rental application with the following additions. An insurance policy Declaration Page, proof that the septic system has been pumped within the last five years, and a statement that this permit does not relieve the applicant from any other necessary permits. Supported by Borst, voice vote, all ayes, motion carried. Draper read a letter for Connie Van Huis concerning the application fee being higher than other areas charge. Upon review of the fees provided it appeared that with additional fees being included charged our fee is reasonable. Draper brought up issues concerning trash and the fact that allowing

accessory buildings to be rented conflicted with the Zoning Ordinance. Those will be looked later.

3. Temporary Camping Permit amendment to Section 4.33 of the Zoning Ordinance: after reviewing the proposed amendment with Attorney McNeely there was one change shown below.

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~~ may be issued only to the parcel owner.
 6. The permit fee shall be set annually by the township board.

Motion by Terryn t recommend to the township board to approve the amendment to Section 4.33 and charge a fee of \$150.00 per permit. Supported by Walsworth, voice vote, all ayes, motion carried.

Public Comment: Connie Van Huis thanked the commission for making the Short-Term Rental Ordinance less burdensome.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:55 PM.

Jake Whelpley, Secretary