

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 27, 2009
7:30 P.M.
GOLDEN TOWNSHIP HALL
DRAFT

Meeting called to order at 7:28 p.m. by Chairperson Lefler.

The Pledge of Allegiance was recited by all.

Roll call: Present; Lefler, Wilson, Whitney, Fuehring, Ferwerda, Marciniak and Zoning Administrator Whelpley. Absent: Kolenda. Terryn arrived at 7:30 pm.

Resignation of Gail Shulte has been accepted by Township Board. Notice has been sent to the public to recruit a new member to take her place.

Agenda: Accepted

Minutes of the November 25, 2008 meeting presented. Marciniak motioned to accept the minutes as presented, second by Wilson. All yes, motion carried.

Correspondence
None submitted.

New Business

- A. Silver Lake Campground and Resort PUD Hearing
Phase III and Phase IV of original application that was submitted in 2005. This is a major modification to the park, so approval by the Planning Commission is required. Adjoining property owners have been notified and have no complaints regarding the project. Request is to add a bath house, pavilion and laundry facilities. (See attached Site Plan.) The drainfield size will be approved by the DEQ. Exterior lighting was considered as part of the plan. There are now 194 camping sites. Owners to submit up to date site plan of park to Jake.
Motion by Ferwerda, support by Fuehring to send amended PUD to the Golden Township Board for approval pending receipt of the site plan. Roll call vote: Whitney-yes, Marciniak-yes, Terryn-yes, Wilson-yes, Fuehring-yes, Ferwerda-yes, Lefler-yes.

- B. Appletree Site Plan Review
Building addition with no land contour changes. Building will be built in to existing hill. Most of new building will be retail space. Parking will be gravel preferably because of high traffic flow of dune buggies and double axel trailers. Number of parking spaces per square foot of retail space has been considered. Asphalt shouldn't be required as water drainage and erosion has already been considered and would work fine with gravel. Other areas are already paved and there is a sidewalk around

the building. Site is currently zoned Resort Commercial. Commercial Site plans are required to go through the Planning Commission.

Motion by Whitney, Second by Marciniak to approve the Site Plan as presented according to Chapter 13 of the Zoning Ordinance. Roll call vote: Ferwerda-yes, Fuehring-yes, Wilson-yes, Terryn-yes, Marciniak-yes, Whitney-yes, Lefler-yes, Motion Carried.

Old Business

Ordinance Ammendments

A. Open Space Proposed Language

Copy of proposed language submitted to Planning Commission Members. This document must be approved by the Planning Commission before holding an Open Public Hearing. Discussion regarding wording related to 50% of the land must be Open Space and the Open Space must be Buildable Land. Buildable Land does not include wetlands, steep slopes and flood planes. Recommended changing wording to reflect that the Open Space must be Buildable Land. Jake to make changes and bring to next meeting.

Discussion regarding Public Hearing for Spring 2009 so summer residents could attend. Four topics will be discussed at the Hearing:

1. Conditional Rezoning Act
2. Primary Use Definition
3. Open Space Act
4. One acre minimum for Resort Residential

Jake to present Conditional Rezoning at February 2009 meeting.

There being no further business to come before the commission Lefler requested a motion to adjourn the meeting. Motion by Whitney, second by Fuehring to adjourn the meeting at 8:22 P.M.. All yes, Motion carried.

Next meeting: Tuesday, February 24, 2009.

Respectfully submitted,

Tina Wiegand, Recording Secretary