

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
January 30, 2007

Meeting called to order by Chairperson Lefler, Pledge of Allegiance recited.

Roll Call: Present Wilson, Lefler, Schulte, Marciniak, Kolenda, Terryn, Whitney, Ferwerda, Fuehring, and Zoning Administrator Whelpley. Absent: None

Agenda: Agenda accepted as presented.

Minutes of the December 14, 2007 meeting: Lefler pointed out that there was no support for the approval of the November 28, 2007 minutes. Wilson supported that motion. Motion by Fuehring, supported by Marciniak to approved the minutes of the December 14, 2007 meeting as corrected. All ayes, motion carried.

New Business:

- a. Public hearing for Joseph Hawkins to operate a commercial garage in the RC, Resort Commercial Zone. Ferwerda declared a conflict of interest as Mr. Hawkins is his nephew. Chairman Lefler opened the public hearing. Whelpley explained that the property was zoned RC and commercial garages were a Special Use in that zone. Two letters expressing concerns were received and read in the record (copies attached). Comments were received from Ted Ferwerda who owns Silver Creek Resort, abutting property, asking for the PC to look at a buffer to his property and limits on hours of operation. Judy Terryn commented that trucks are parked at the motel next to this property and at Appletree and Duneland and they are zoned RC. Mr. Hawkins explained that he has experience as a mechanic and attended college for auto repair; he gave the members a description as to how the business would be run. It will be general repair of cars, light trucks, and dune vehicles. No Semis or heavy truck work will be done. Most all work will be done inside the existing building. All hazardous materials will be stored inside and disposed of as required by the MDEQ. There will be no body work preformed. No outside storage. There being no further public comments the public hearing was closed.

Deliberation: Fuehring stated there should be a bond to assure cleanup if the business failed. There was discussion of a fence along the north and west line to shield the motel and campground property. What hours of operation are appropriate. If the size of vehicles worked on is an issue. What limits should be placed on outdoor storage and the size of vehicles worked on.

Motion by Fuehring, supported by Marciniak to table this matter for further review of the items discussed and come up with a resolution that will protect the township in the various situations that may arise and apply the standards of approval as they relate to this application. All ayes Motion carried.

b. Election of Vice-chair and Secretary: The Secretary's job will be to take roll call at the meetings. The township clerk has appointed the Zoning Administrator to do the other duties of the Secretary. Wilson nominated Gail Schulte for Secretary, supported by Marciniak. No other nominations were offered. All ayes Gail Schulte was elected Secretary.

Marciniak nominated Bill Kolenda for Vice-Chairman, supported by Fuehring. No other nominations were offered. All ayes, Bill Kolenda was elected Vice-chairman.

Old Business:

- a. Ordinance Amendments: Whelpley presented the members with proposed amendments update to include language for Family Day Care and Group Day Care mandated by the new Zoning Enabling Act., P.A. 110 of 2006. This list included the amendments reviewed a previous meetings. Craig Cihak talked to the members about the size of pole signs allowed by the ordinance presently 24 square feet in area. He feels it should larger. Whelpley stated the language explaining how sign area is determined should be clarified. There was discussion about off-premise billboard signs for real estate and if it should be allowed. It was determined that a study should be done on existing signs at Silver Lake to get an idea of what is there and if changes should be made in the ordinance. Whelpley will do such study.

There being no further business to come before the commission meeting was adjourned at 9:15 P.M.

Respectfully submitted,

Jake Whelpley
Recording Secretary