

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
October 30, 2007

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

Roll Call: Present; Fuehring, Terryn, Ferwerda, Lefler, Kolenda, Marciniak, Schulte, and Zoning Administrator Whelpley. Absent: Whitney, Wilson.

Agenda: Accepted as presented.

Minutes of the September 25, 2007 meeting: Motion by Marciniak to approve the minutes of the September 25, 2007 meeting as presented, supported by Terryn. Voice vote all ayes, motion carried.

New Business: There were no new business items.

Old Business: Fuehring reported on meetings between the township board, Hart City, Oceana County Commissioners, Village of Pentwater, Pentwater Township, Hart Township, and Engineer Gary Voogte. These meetings were to discuss possible solutions to the various sewer problems all units are facing. The engineers position is that the county commission should be in the lead of these problem and all units should be working together not going off individually. Treasurer Cargill is working to get the core group together at Silver Lake and get the sewer project moving. The area to be addressed is just the business and immediate lake area.

The amendments sent to the township board will be addressed at their next meeting, November 13. Whelpley and Lefler will be there to answer any questions.

Ordinance Amendments: The remaining issues are building size, impervious surfaces, lot coverage, combining lots, and lot size.

Impervious surfaces: Lefler reviewed the comments made at the public hearing. The question arose if this should include commercial districts. Whelpley related how the 50% lot coverage was affected by setbacks. Terryn suggested that the coverage be 60% and anything more would require a Special Use Permit. Motion by Fuehring to limit impervious surface lot coverage to 50% only in the RR and R-1 Zoning Districts and exempt the CI, RC, C-1 and AR Districts, supported by Marciniak. Roll Call vote; Fuehring, yes; Marciniak, yes; Terryn, no; Ferwerda, yes; Kolenda, yes; Schulte, yes; Lefler, yes. Motion carried 7 to 1.

Combining nonconforming lots: Lefler reviewed comments from the public hearing. Discussion ensued on making the amendment only from the time of passage on, affecting only property sold after the amendment passed. This would not affect the status of existing lots owned by one person. There was discussion on how this would affect the assessment of lots that are combined. Lefler will talk to Pam Walker about this issue. No action was taken on this amendment.

Dwelling size: Lefler reviewed the comments from the public hearing on increasing the width to 16 feet and the area to 960 square feet. Whelpley explained for the audience why this was proposed, to try to upgrade the housing coming into the township. Lefler suggested that this would be a place to look at different neighborhoods and areas rather than the entire districts when setting this regulation. Similar to what was done with RV rules. This could be done by using overlays on existing zones. No action was taken on this amendment.

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

Respectfully submitted,

Jake Whelpley, Recording Secretary