

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 30, 2018**

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

Roll Call: Present; Beaudoin, Fong, Walsworth, Terryn, Coker, Cook, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: None 7 Members of the public.

Agenda: Draper asked to add Mears Service Center Site Plan as item c to New Business. Motion by Fong to approve the agenda with the addition of item c. Supported by Walsworth, voice vote, all ayes, motion carried.

Minutes of the September 25, 2018 Meeting: Beaudoin noted an error on Approval Standard #7 of Gander Duplex Special Use. It should read Special Use will not diminish. Motion by Fong to approve the minutes of the September 25, 2018 meeting with the addition of the word not as described above. Supported by Beaudoin, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 92 Permits issued to date. Silver Lake Drive-In is progressing slowly. The new mini-golf is looking very good.

New Business:

1. Public Hearing for BAM Property Group, LLC to Rezone Parcel # 64-006-028-200-10, Cottonwood Creek PUD to Resort Commercial.

- a) Open the public hearing: Chairman Cook opened the public hearing at 7:35 PM
- b) Zoning Administrator Presentation: BAM Group has asked to rezone Cottonwood Creek PUD to RC, Resort Commercial. It is adjacent to property currently zoned RC.
- c) Petitioner Presentation: the PUD zoning makes changing and upgrading very difficult and time consuming.
- d) Correspondence Pro: None
- e) Correspondence Con: None
- f) Public Comment Pro: None
- g) Public Comment Con: None
- h) Petitioner Rebuttal: None
- i) Zoning Administrator Summary: None
- j) Cook closed the public hearing at 7:45 PM
- k) Deliberation: Whelpley gave a brief history of the PUD. It was done as a PUD to tightly control development as it was very poorly managed and not controlled. Since BAM has owned it the situation is much improved. There have been no issues with it. The rezoning would save the township time and money with less advertising and fewer hearings.

- 1) Motion by Whelpley to recommend to the township board to approve the rezoning of Parcel # 64-006-028-200-10 from PUD, Planned Unit Development to RC, Resort Commercial. Supported by Terryn. Fong abstained from voting as he is a close neighbor to this parcel. Voice vote, all ayes, motion carried.

2. Site Plan Review for BAM Property Group, LLC to build a 24x24 Office a 32x48 storage building.

Approval Standards:

1. YES NO N/A Compliance with Zoning District Regulations

All buildings, structures, uses and improvements shall comply with the regulations and standards established by zoning district regulations, and all other applicable regulations contained in this Ordinance. Motion by Whelpley this standard is met, supported by Terryn, voice vote, all ayes, motion carried.

2. YES NO N/A Organization of Elements

All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character and use of adjoining property, and the type and size of buildings.

The site shall be developed to not impede the orderly development, improvement, and enjoyment of surrounding property. All buildings, structures, and other improvements shall be designed and located to minimize adverse impacts on adjacent and nearby properties. Motion by Cook this standard is met, supported by Beaudoin, voice vote, all ayes, motion carried.

3. YES NO N/A Preservation of Natural Features and Natural Landscape

Natural features (woodlots, wetlands, watercourses, ponds, shorelines, attractive vegetation etc.) shall be preserved and protected to the greatest extent possible. Natural features of the landscape shall be incorporated into the design and layout of the site to buffer it from adjacent incompatible land uses, to preserve the character of the surrounding area and community and to control soil erosion and storm water runoff. Motion by Fong this standard is met, supported by Walsworth, voice vote, all ayes, motion carried.

4. YES NO N/A Drainage Provision Special attention shall be given to proper site drainage so that storm water runoff will not affect neighboring properties, or impact area watercourses. Storm water management systems shall be designed in accordance with professionally accepted principles, and shall provide retention or detention basins designed to hold runoff from a 25-year frequency storm event.

Discharge of storm water runoff from any site which may contain oil, grease, toxic chemicals, or other hazardous or polluting materials is prohibited unless measures to trap pollutants meet the requirements of the Michigan Department of Environmental Quality, based upon professionally accepted principles. Motion by Whelpley this standard is met, supported by Fong, voice vote, all ayes, motion carried.

5. YES NO N/A Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems. Motion by Whelpley this standard is met, supported by Terryn, voice vote, all ayes, motion carried.

6. YES NO N/A Screening & Buffering

Screening and buffering, in the form of landscape plantings, existing vegetation, screen fences, and the like, may be required at the discretion of the Planning Commission to assure compatibility between a site and adjoining land uses.

7. YES NO N/A Emergency Vehicle Access

All buildings, groups of buildings, and uses shall be arranged to allow emergency vehicle access to all improved areas during all seasons of the year under all weather conditions.

8. YES NO N/A Pedestrian and Vehicular Circulation

9. YES NO N/A Compliance with Applicable County, State and Federal Statutes. Motion by Beaudoin this standard is met, supported by Fong, vote, all ayes, motion carried.

10. Conditions of approval of Site Plan approval. None

Motion by Fong to approve the Site Plan for BAM Group, LLC for 24x24 Office with a 32x48 Addition for storage only contingent or rezoning approval by the township board. Supported by Terryn, voice vote, all eyes, motion carried.

3. Site Plan Review for Mears Service Center: Draper; this is an amendment to an existing Mears Service Center site plan to add a 58'x 16' addition to the front of the existing building and a 25'x6' covered entrance. All setbacks are met. Motion by Terryn to approved the amended site plan to add a

56'x16' addition and 25'x6' covered entrance to the existing building. Supported by Fong, voice vote, all ayes, motion carried.

Old Business: None

1.

Ordinance Amendments & Other Reports

1. Signs: Draper has had requests to install new signs with electronic messages. The language only talks about flashing and lighted signs. These new types of signs are what businesses are using. He would like the commission to look at revising the language. Cook has found some language about dynamic signs. Cook appointed a committee of Whelpley, Beaudoin, and himself to work on this.
2. There is no update on the progress on the Master Plan.
3. Dangerous Buildings: Nothing to report.

Public Comment:

1. Cook has a written comment from Bill DeJong asking the commission to add a walking trail through the dunes off 14th Ave to the Lighthouse. Whelpley is working on the new 5-year Recreation Plan which is in the final stages of approval, this should have been presented at the forum in June. This is State property and a plan of this should be brought to them first. They should fund this project not the township.
2. Tom Hartman: what if a project with a zoning permit is never started or finished, can they get an extension? Draper: if it isn't started within one year they can extend it for one more year. We have no authority on completion, that is under the building department. Hartman asked about the garage operating the corner of 34th and Fox Road. Mark Borst has one that's not been completed for many years.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:30 PM

Jake Whelpley, Secretary