

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 31, 2017

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

Roll Call: Present; Borst, Walsworth, Terryn, Cook, Fong Whelpley, Zoning Administrator Draper. Absent: Coker Members of the public 32

Agenda: add C. Subcommittee for Dangerous Building Ordinance, D. Master Plan update. Motion by Whelpley to approve the agenda as amended. Supported by Fong, voice vote all ayes, motion carried.

Minutes of the September 26, 2017 Meeting: Motion by Fong to approve the Minutes of the April 25, 2017 meeting. Supported by Terryn, voice vote, 5 ayes, Whelpley abstained not present at that meeting, motion carried.

Correspondence: None

Zoning Administrator Report: 11 permits issued 5 for new dwellings this month, 93 for the year. 11 Short-term rental applications received, many applications sent out and questions answered.

New Business:

- A. Public Hearing on Ordinance Language Change to Section 4.16 (1) & 4.19. accessory building shall not be used **for** dwelling **purposes.**” 4.19 in part states “If the detached garage is used for sleeping facilities it must meet Oceana County Inspection Department requirements for dwelling use. To clarify 4.16 (1) “purposes” should be removed and “as a dwelling” placed after used.
- a) Chairman Cook opened the Public Hearing.
 - b) Draper reviewed the language and stated that it is causing confusion to the public.
 - c) There is no correspondence pro or con.
 - d) No public comment pro or con
 - e) Cook closed the public hearing
 - f) Deliberation: This will make it clearer what the intent of the of Section 4.16 is.

Motion by Whelpley to recommend to the township board to change Section 4.16(1) to read “An accessory building shall not be used **as a** dwelling by removing **for** and **purposes.** Supported by Fong, voice vote, all ayes, motion carried.

- B. Special Use Public Hearing Silver Hills Campground

- a) Cook opened the public hearing

- b) Zoning Administrator Presentation: the property is zoned RC, Resort Commercial, campgrounds are a Special Use in that Zoning District. Road access to the property is a concern. Draper, Walsworth, and Mr. Wadel have met with the Oceana Co. Road Commission to discuss necessary improvements.
- c) Applicant Presentation: This will be a three-phase development, the first is what we are for applying now, to add 172 new camp sites the existing campground. Phase two will be a retail center with a restaurant and shops. Three will be sites for 15 cabins. All are on the Site Plan being presented now.
- d) Correspondence: Pro; a letter from Mr. Reisner in favor was received. Con; None
- e) Comment: Pro; Craig Cihak; this will enhance the area businesses by supplying more housing and places to shop for visitors coming to Silver Lake. It is away from the now crowded areas, if the new sewer system is built they will utilize it. If not, the new on-site system will be state of the art and up to date. The large investment will generate added tax revenue to support township projects.
Con: Bruce Erickson; not for or against but would like to see a 4-stop way at the 34th and Taylor intersection. Jane Beaudwain: Doesn't believe the advertising deadlines were met, doesn't believe it meets the Master Plan requirements of not changing the character of the neighborhood, it burdens public services, smoke, traffic will make getting out of Upper Silver Lake on Taylor Road impossible, and trash along the roads. Mary Drust; need a 4-way stop. Dave Dickman; the on-site sewer will drain into the Hunter Creek.
- f) Applicant Rebuttal: would hookup to the new sewer system if built in time, if not the new on-site system will be built to the current Health Department requirements.
- g) Cook Closed the Public Hearing
- h) Deliberation: Walsworth: the road commission will present plans for the traffic controls needed by this development and would like to have a condition applied that construction not begin until the Oceana County Road Commission supplies a plan for what traffic controls are needed. Cook: the new restaurant will help alleviate congestion in the downtown Silver Lake area. Borst: the new sewer system will be up to date, it's the old systems that are a problem. Whelpley addressed Mrs. Beaudwain concerns.

Special Use Approval Standards:

- 1) Special Use is allowed in the zoning district where it is located. Motion by Fong this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.
- 2) Special Use complies with standards listed in the zoning district. Motion by Walsworth this standard is met. Supported by Borst, voice vote, all ayes motion cried.
- 3) Special Use must be harmonious with and not change the character of the area. Motion by Whelpley this standard is met. Supported by Terryn, voice vote all ayes motion carried.

- 4) Special use in consistent with the Master Plan. Motion by Fong. this standard is met. Supported by Walsworth, voice vote, all ayes, motion carried.
- 5) Special will not place material burden on all public services. Motion by Walsworth this standard is met. Supported by Borst, voice vote, all ayes motion carried.
- 6) Special use will not cause additional public costs or be detrimental to the economic welfare of the township. Motion by Fong this standard is met. Supported by Whelpley, voice vote all ayes motion carried.
- 7) Special use will diminish the opportunity of surrounding property owners to use and develop their properties. Motion by Whelpley this standard is met. Supported by Terryn, voice vote all ayes motion carried.
- 8) Special use will not negatively impact the neighboring properties. Motion by Walsworth this standard is met. Supported by Fong, voice vote all ayes motion carried.
- 9) Special use will not produce nuisances or hazards to nearby uses. Motion by Whelpley this standard is met. Supported by Walsworth, voice vote all ayes, motion carried.
- 10) Special use will be in accordance with the Master Plan. Motion by Walsworth this standard is met. Supported by Terryn, voice vote all ayes motion carried.
- 11) Special use is consistent with the Zoning Ordinance and Site Plan Standards. Motion by Whelpley this standard is met. Supported by Fong, voice vote all ayes motion carried.

Motion by Whelpley that all Special Use approval standards are met, final approval for phase one and tentative approval for phase two and three be approved with the condition that Oceana County Road Commission supply plans for needed traffic controls before construction begins. Supported by Fong, voice vote all ayes, motion carried.

Site Plan Approval: The plan has needed elements for review.

Site Plan Review and Approval Standards.

- 1) Compliance with zoning district regulations. Motion by Walsworth the plan meets #1, supported by Borst, voice vote, all, ayes, motion carried.
- 2) Organization of elements. Motion by Whelpley the plan meets #2, supported by Borst, voice vote all ayes, motion carried.
- 3) Preserve nature features and landscape. Motions by Walsworth the plan meets #3. Supported by Fong, voice vote all ayes, motion carried.
- 4) Drainage Provisions. Drain Commissioner has approved this plan. Motion by Borst the plan meets #4. Supported by Walsworth, voice vote all ayes motion carried.
- 5) Soil Erosion. Drain Commissioner has approved this plan. Motion by Walsworth the plan meets #5. Supported by Fong, voice vote all ayes, motion carried.
- 6) Screening and Buffering. Motion by Whelpley the plan meets #6. Supported by Terryn, voice vote, all ayes, motion carried.
- 7) Emergency Vehicle access. Motion by Walsworth the plan meets #7. Supported by Terryn, voice vote all ayes motion carried.

- 8) Pedestrian and Vehicular Circulation. Motion by Whelpley the plan meets #8. Supported by Walsworth voice vote, all ayes, motion carried.
- 9) Compliance with all statutes. Motion by Whelpley the plan meets #9. Supported by Walsworth, voice vote, all ayes, motion carried.

Motion by Whelpley All Standards of Site Plan Approval have been met, final approval for phase one and tentative approval for phases two and three be approved with the condition that the Oceana County Road Commission supply plans or traffic control before construction begins. Supported by Borst, voice vote all ayes, motion carried.

C. Silver Lake Amusements Site Plan Review

Silver Lake Amusements would like a tentative approval for a site plan removing to go cart track and buildings to replace them with an 18-hole mini-golf course before obtaining the complete new site plan.

Draper: the site is zoned RC, Resort Commercial, there is a special use permit for amusements on the site. The plan meets the zoning ordinance requirements.

Motion by Fong to give tentative approval for replacing the existing go-cart track with an 18-hole mini-golf course as it meets zoning district requirements. A new completed site plan must be approved before construction begins. Supported by Whelpley, voice vote, all ayes, motion carried.

Old Business

- A. None

Ordinance, Amendments & Reports

- A. Subcommittee on Fines

Subcommittee met discussed fines and getting people to comply not just collect fines. They will meet with McNeely to get his input.

- B. Solar Ordinance

A solar energy company has contacted Draper about placing solar farms in Golden Township. Discussion was we need to amend the ordinance with regulations for solar farms. Motion by Cook to recommend the township board place a six month moratorium on solar farm construction until the Zoning Ordinance is amended. Supported by Borst, voice vote, all ayes motion carried.

- C. Dangerous Building Ordinance

Cook appointed a subcommittee of Whelpley, Borst and Cook to work on a Dangerous Building Ordinance for Golden Township.

Public Comment: none

There being no further business to come before the Planning Commission meeting was adjourned at 8:40 PM.

Respectfully,

Jake Whelpley, Secretary