

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
November 28, 2017**

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

Roll Call: Present; Borst, Fong, Walsworth, Terryn, Coker, Cook, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: None 17 Members of the public.

Agenda: Fong asked to remove the Fines Committee report, Cook asked to add December meeting cancelation to New Business. Motion by Fong to approve the agenda with the requested changes. Supported by Borst, voice vote, all ayes, motion carried.

Minutes of the October 31, 2017 Meeting: Motion by Borst to approve the minutes of the October 31, 2017 meeting as presented. Supported by Walsworth, voice vote, all ayes, motion carried.

Correspondence: Draper read a letter from Wolverine Power about the Silver Hills Campground Development. The letter was received to late to be read at the October 31, 2017 meeting. Letter is on file.

Zoning Administrator Report: Draper reported that 99 permits have been issued so far, this year. A policy statement from the township board about extra meeting payments was given to the PC. members. He would like to make a couple changes to the Short-Term Rental applications as there have been some confusion as to how it should be filled out. Attorney McNeely said that those changes are an administrative issue. Draper is working on finding short-term rental properties and processing applications, completing 18 to date.

New Business:

1. Cancelation of the December meeting; As there is no business to be conducted Cook moved that the December 26, 2017 meeting be canceled. Supported by Fong, voice vote all ayes, motion carried.

Old Business:

1. Major Modification Wilson PUD: Request is a Major Modification to add carwash, convert existing office space to a residential rental unit, a new covered entry and hallway a new office space, Community building with parking, playground South of the community building, driving range on the North side of Lake Court, and a swimming pool adjacent to the pond.

Site Plan Approval: The plan has the needed elements for review. Borst asked if the new elements would be open to the public. Beth Askins, representing Wilson PUD, answered it is for the campground, which are all seasonal sites and the homeowners of Golden

Pond Estates not the general public. Fong asked about the pool being shown into the pond. Ms. Askins detailed the idea as of now was to place the pool over the water of the pond the actual resign would be done at a later date when the pool is constructed. Cook asked if there would be controls on the driving range to keep balls from being hit onto neighboring property or adjacent structures. Attorney NcNeely recommended that the driving range not be approved as it would be very difficult to control where the golf balls would land.

Site Plan Review and Approval Standards.

- 1) Compliance with zoning district regulations. Motion by Whelpley the plan meets #1, supported by Borst, voice vote all ayes, motion carried.
- 2) Organization of elements. Motion by Walsworth the plan meets #2, supported by Coker, voice vote all ayes, motion carried.
- 3) Preserve nature features and landscape. Motions by Whelpley the plan meets #3. Supported by Cook, voice vote all ayes, motion carried.
- 4) Drainage Provisions. Drain Commissioner has approved this plan. Motion by Cook the plan meets #4. Supported by Terryn, voice vote all ayes motion carried.
- 5) Soil Erosion. Drain Commissioner has approved this plan. Motion by Fong the plan meets #5. Supported by Cook, voice vote all ayes, motion carried.
- 6) Screening and Buffering. Motion by Whelpley #6 is N/A. 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 #8 is N/A. 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 to approve the Wilson PUD Major Modification site plan with the following conditions, the driving range is not approved and must be removed and the design and size of the pool be approved before construction begins. Supported by Fong, voice vote all ayes, motion carried.

PUD Approval Standards:

1. Use or uses established in a proposed PUD shall be consistent with the township's Master Plan and it's Zoning Ordinances. Motion by Whelpley #1 is met. Supported by Coker, voice vote all ayes, motion carried.
2. The proposed PUD will create recognizable and substantial benefit. Motion by Walsworth #2 is met. Supported by Fong, voice vote all ayes, motion carried.
3. Proposed PUD will not burden public roads, facilities, utilities, or services. Motion by Whelpley that #3 is N/A. Supported by Borst, voice vote all ayes, motion carried.
4. Proposed PUD will not materially impact use and development of surrounding property. Motion by Walsworth that #4 is met. Supported by Fong, voice vote all ayes, motion carried.
5. Single ownership is required. Motion by Whelpley that #5 is N/A. Supported by Cook, voice vote all ayes, Motion carried.

6. Incorporation of natural features and environmental amenities required. Motion by Walsworth that #6 is met. Supported by Fong, voice vote all ayes, motion carried.
7. Completion of buildings and improvements. Motion by Cook that #7 is met. Supported by Terryn, voice vote all ayes, motion carried.
8. Performance guarantee. Motion by Whelpley that #8 is N/A. Supported by Cook, voice vote all ayes, motion carried.

Motion by Whelpley to recommend to the township board to approve the Major Amendment to the Wilson PUD. Supported by Cook, voice vote all ayes, motion carried.

Ordinance Amendments & Other Reports

- a. Dangerous Building Ordinance Committee Report: Whelpley reported that the committee met and worked on a MTA model and made some changes. We have asked the township board if they would like to add junk language to this ordinance.
- b. Create a committee to look into a solar power ordinance. The township board has passed a six-month moratorium on solar power development, to develop an Ordinance. Cook appointed Himself, Whelpley and Coker to the committee.

Public Comment: Bonnie Scholten commented on the short-term rentals not being inspected and the application is not following the Ordinance. These items were addressed earlier.

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

Jake Whelpley, Secretary