

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 24, 2009
7:30 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:30 p.m. by Chairperson Lefler.

The Pledge of Allegiance was recited by all.

2. Chairperson Lefler introduced new Planning Commission member, LouAnn Mitteer.

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

3. Agenda: Accepted

4. Minutes of the January 27, 2009 meeting presented. Whitney motioned to accept the minutes as presented, second by Kolenda. All yes, motion carried.

5. Correspondence
None submitted.

6. New Business

Public Hearing regarding amending the Val Du Lakes PUD to add 80 camp sites on Parcel 006-028-200-07 in accordance with Section 12.10 of the golden Township Zoning Ordinance.

A. Public Hearing opened by Lefler

B. Zoning Administrator Presentation – None given

C. Correspondence Pro

Verbal presentation given by Brian Lowing explaining the site plan and plans they have for improving Val Du Lakes and creating a family resort.

D. Correspondence Con

Letter from Robert B. Fong, SR., MPA, ABD, neighboring resident, presented by Lefler.

Letter from Lynnette Becksvoort, Soaring Property Solutions, DbA Cottonwood Creek RV Resort & Campground presented by Lefler.

Letter from Don Tucker, Golden Township Resident, presented by Lefler.

E. Public Comment Pro

None given

F. Public Comment Con

1. Joe and Karen Safersky, Neighboring residents, discussed concerns with the PUD because of interfering with their view and having more people within proximity of their home who have been drinking.
2. Lynnette Becksvort, owner of neighboring business, expressed concerns regarding having more people wandering around who had been drinking. Also concerns regarding this new PUD taking some of her available sites. Lefler assured her that Cottonwood Creek would not lose any sites because of this PUD. Lefler discussed possibly splitting the PUD because of the two businesses involved.
3. Dr. Roseman questioned zoning requirements for the PUD. Also questioned underlying zone of the property. Questioned whether Val Du Lakes is designated as "Non-Conforming."
4. Don Tucker, Golden Township Resident, expressed concerns regarding the rusticness of the proposed campground and what type of clientele it would attract.
5. Craig Cihak questioned the acreage for both portions of the original PUD.

G. Planning Commission comments and questions:

- Questioned plans for bath house related to the number of camping sites.
- Questioned park rules related to alcohol use in the park in unmarked containers and how to monitor misuse of this rule.
- Questioned rules from the Liquor Commission related to where alcohol is allowed on the property. Discussed physically separating the bar area from the campground area. Recommended owners contact the Liquor Commission.
- Questioned qualifications of the Security Personnel they will be hiring.
- Questioned whether PUD should be split in two pieces before this current PUD addendum is considered.
- Questioned what plans are for lighting throughout the park.
- Questioned whether each site will have a concrete pad for RV parking.
- Questioned fencing surrounding the property, and fencing between the bar and the RV park.

H. Petitioner Comments; Rebuttal

- Discussed measures they will take to ensure the park is family oriented and quiet and how they will enforce the rules related to alcohol consumption.

I. Zoning Administrator Summary – None given.

J. Close Public Hearing

K. Deliberation and Decision

- Planning Commission requests current topographical map before considering approval.

Motion by Kolenda, Second by Marciniak to table the decision on amending the Val Du Lakes PUD until property can be divided in to two PUD's, a topographical map can be provided and the Zoning Administrator reviews the plan. Roll call vote: Terryn-yes, Mitteer-yes, Whitney-yes, Marciniak-yes, Kolenda-yes, Lefler-yes, Wilson-absent, Ferwerda-absent, Feuhring-absent, Motion Carried.

Old Business

Ordinance Ammendments

A. Open Space Proposed Language

Copy of proposed language submitted to Planning Commission Members. This document must be approved by the Planning Commission before holding an Open Public Hearing. Discussion regarding wording related to 50% of the land must be Open Space and the Open Space must be Buildable Land. Buildable Land does not include wetlands, steep slopes and flood planes. Recommended changing wording to reflect that the Open Space must be Buildable Land. Jake to make changes and bring to next meeting.

Discussion regarding Public Hearing for Spring 2009 so summer residents could attend. Four topics will be discussed at the Hearing:

1. Conditional Rezoning Act
2. Primary Use Definition
3. Open Space Act
4. One acre minimum for Resort Residential

Jake to present Conditional Rezoning at February 2009 meeting.

There being no further business to come before the commission Lefler requested a motion to adjourn the meeting. Motion by Kolenda, second by Marciniak to adjourn the meeting at 8:42 P.M.. All yes, Motion carried.

Next meeting: Tuesday, March 31, 2009.

Respectfully submitted,

Tina Wiegand, Recording Secretary