

GOLDEN TOWNSHIP PLANNING COMMISSION  
MINUTES  
FEBRUARY 25, 2003

7:30 PM Meeting called to order.

Present: Carl Fuehring, Bill Kolenda, Helen Lefler, Leo Terry, Brad Whitney, Terry Wiegand, Avery Wilson

Absent: Anita Foster, Steve Marciniak

Minutes of the February 18, 2003 workshop are not available at this time.

**New Business:**

Site Plan Review by Ted Ferwerda to add several cabins and two buildings at Hunter Creek RV Park. Ted explained that he is proposing on the SE corner of the property a 25'x 50' storage building. The other building is an open shelter for picnic areas, etc., 10 cottages on the back, they are 16'x 24' with a loft, showers and hot tubs in each. He would like an OK from the PC and then follow up with Jake on the exact locations of the cottages. This spring there will be a fence along side the asparagus field. Carl commented that according to Jake the only thing that Ted had to do with the original plan was to complete the fence this spring. The fence is to keep people out of the asparagus. The locations of the cottages on this site plan are close to where they are to be. The health department will control the wells and septic. No additional lighting is planned. The cabins will have porch lights. No locations are shown on the site plan for wells and septic.

Helen phoned Jake and after consulting with Jake about the alterations. She would like more detail on the site plan and more time to consider it. Ted was advised to consult with Jake again regarding the alterations of the Special Use Permit and to get things in order with the Health Dept. Ted asked who is an alternative Zoning Administrator?

Dave Roseman asked about Special Use hearings? Does a change to special use require a hearing? Helen responded no, if it is just a minor change.

**Old Business:**

Open Space Development provisions to be added to the ZO. We need to address the minimum lot sizes for various land use zones, with and without the OSD option. Study of other townships in Oceana County show a range of 40 acres in Ferry Township to 80,000 sq. ft. in Shelby Township. There is the option to allow smaller lot sizes with the OSD to encourage developer to use OSD.

Leo asked if this involves 20 acre parcels to start with?

Helen responded that we can name our own.

Steve Bruce commented that right now 20 acre parcels that are divided into 2 ten acre parcels with one a wetland, you have a less desirable site.

Dan Suman said that we have no choice, the State has said that wetlands are out according to PA 177.

Brad Whitney asked why we have to have OSD? The answer is because of our size.

Chris Ashley asked what prevents developers from filling in the wetlands. Lake Michigan Shores lots are being filled in and no one is protecting them.

Leo said that the DNR is to be protecting them..

Carl commented that the Township has had many complaints. It is a serious problem.

Chris said that the lots that are being sold are not buildable, by the State.

Carl responded that the Township has asked the Health Dept. to go out and enforce it. It really is a mess. Enforcement is the real problem.

Helen remarked that Jake does his best. The Township just doesn't have the enforcement capabilities at this time.

Leo commented that it is a buyer beware situation.

Carl said that we should get back to the lot size. The size could be reduced later. A low level now would prevent any reducing later.

Helen suggested that we use Hamburg and Marion Townships OSD as a guide along with the maps Jake has presented to us. We would have three categories; R/R. Ag and low density R/Ag. Once we develop the parcel size, we could work with Jake on setbacks, etc.

Terry asked what the OSD applies to?

Helen said the R/R on the northern end of the Township and to the low density Ag. The developed part could only be a maximum of 50% of the developable land. Septic systems would be considered when the developer presents his plan. There is a great appeal to the OSD. People will pay for access to the green space.

Dan Suman commented that we have to have 12,000 sq ft. Smaller lots need city sewer and water. He sees development size to be 1 or 2 acres in Golden.

Helen commented that we should envision the Township 20 years from now, in order to

decide the size we want.

Carl commented that if he suggest 5 acre lots, then developers are going to look at it from a realtors point. Commercial Ag will not be preserved by the OSD. It will preserve the rural character.

Helen commented that it can always be amended in the future, but we have to come up with something. The neighboring Townships are as follows- Ferry=40 acres, Benona = 2.5 acres, Claybanks = less than 2 acres, Colfax, Levitt and Crystal have no ZO, Elbridge = 1 acre, Weare = 2 acres, Grant = 1 acre, Greenwood = 2 acres, Hart = 1.5 acres, Newfield = 5 acres, Otto = 1.25 acres, Pentwater = 10 acres, Shelby = less than 2 acres.

Steve Bruce feels that the larger lots are to slow down growth.

Carl asked if we could check with the other Townships as to what they have done regarding OSD.

Leo commented that 2 acres is within the ball park.

Terry comment that if everyone divided into 2 acre parcels, the growth could be overwhelming. 5 acres seems to be an appropriate size.

Carl commented that there is enough left yet to work with the 5 acres. you can always go down in size later.

Helen will get back with feedback from other Townships and maps to help us make a more informed decision.

Dave Roseman asked if we ever got the maps showing the wetlands?

***Other old business:***

Dan Suman- has been reviewing the ZO and has information from other Townships. Jake has said that the setbacks will probably be changed and he would like to know when that will be.

Helen commented that we have to do the OSD first and then that will be one of the issues. Meeting adjourned.

