

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 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, and Zoning Administrator Draper. Absent: None 22 Members of the public.

Agenda: Motion by Fong to approve the Agenda as presented, supported by Borst; Voice vote, all ayes, motion carried.

Minutes of the January 31, 2017 meeting: Motion by Cook to approve the minutes of the January 31, 2017 meeting as presented, supported by Borst. Voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 9 permits issued so far this year, 2 for new dwellings.

New Business:

1. Special Use Public Hearing Mr. David Clark for a PWPG. Request is for a 100-foot tower for a private wind powered generator and antenna for high speed internet located on Parcel # 64-006-002-400-02.
Chairman Cook opened the public hearing.

Draper explained the project. Mr. Clark detailed the reasons for the tower, no high-speed internet is available and he needs it for work. He could use the wind generator to augment he electric power at the same time.

There was no correspondence pro or con. There were no public comments pro or con.

Chairman Cook closed the public hearing.

Deliberation: The project meets the approval standards of the site plan and special use. (attached) Whelpley asked if the specifications for the generator were available. Mr. Clark hasn't purchased it yet but will give the Zoning Administrator a copy before instillation.

Finding of Facts: Property is zoned AR, Agricultural Residential. Towers and PWPG are special use in this zone. Site plan shows all set backs are met.

Motion by Fong to approve the site plan and special use for a 100-foot tower and private wind powered generator on Parcel#64-006-002-400-02 with the condition that the specifications for the generator be given to the zoning administrator before instillation. Supported by Terryn, voice vote all ayes, motion carried.

2. Rezoning Public Hearing for Hunter Creek Holdings and Wadel Equipment Leasing, LLC for parcels 64-006-028-100-03, 64-006-028-200-01, and 64-006-028-200-06 from AR, Agricultural Residential, to RC, Resort Commercial.

Chairman Cook opened the public hearing.

Draper stated he has recommended the rezoning to RC was the best option for the land rather than PUD. The Master Plan calls for these parcels to become RC. The parcels are adjacent to RC.

Mr. Wadel wants to modernize the existing legal nonconforming campground but must have a zoning change to accomplish it.

Correspondence: Three letters opposed from John Humbach, Richard Curran, Joan Beaudion were read. (attached)

Public Comment Pro: Mark Wilkins, it would update the old campground and benefit the community.

Public Comment Con: Martin Kaat, it should stay ag, making it commercial will increase congestion. He called the drain commissioner and MDEQ about soil in Hunter Creek but got no response.

Tom Hartman, concerns about added sewage.

Don Tucker, why he had to use PUD rather rezoning.

Ed Dejong, the added sewage would impact the whole area, the township has been uncooperative with solving the problem.

John McCloth, there has already been problems with runoff in Hunter Creek and the Silver Village Marina.

Gary Gray, he hasn't seen any kind plan for the area.

Mark Beaudion, are the MDEQ and township rules different which take precedence. Why not rezone part and leave the rest ag?

Joan Beaudoin, wait until more people back to hold these hearings.

Chairman Cook closed the public hearing.

Deliberation: The PC has not control over how the MDEQ or drain commissioner do their jobs. The District #10 Health Department will issue permits for the sewage disposal systems. Whelpley explained why Mr. Tucker couldn't do a rezoning. Walsworth disagreed with the statement that the township board had been uncooperative with solving the sewage problem. It has been the residents who are uncooperative.

Finding of Facts: The master plan future land use map shows these parcels to become RC. Mr. Wadel has had a wetland determination done on the parcels. The existing campground is legal nonconforming. The parcel must be rezoned to make any upgrades on it.

Motion by Fong to recommend to the township board to rezone parcels 64-006-028-100-03, 64-006-028-200-01, and 64-006-028-200-06 from AR, Agricultural Residential to RC, Resort Commercial. Finding of Fact shows the master plan future land use map calls for rezoning these parcels. A wetland determination has been completed. The legal nonconforming campground must be rezoned to be improved. Supported by voice vote, all ayes motion carried.

3. Special use public hearing for improvements to parcel number 64-006-028-400-01.

Chairman Cook opened the public hearing.

Draper explained that the project was to improve the existing campground.

Mr. Wadel detailed the project as removing five old structures and two old septic systems. Construction a new 32'x48' structure for storage and to act as the temporary office for this year. Replacing the old septic system with a new 4000 sq. ft. septic tank and approved drain field. Reconfigure the existing campground adding nine new sites and add sewer and water to all sites. Redo the roads system.

Correspondence: Three letters opposed. (attached) Don VanAtta, Mary Drust, Bruce Erickson.

Public Comment: None

Chairman Cook Closed the public hearing.

Deliberation: Finding of Fact: Approval will make the campground conforming with the zoning ordinance. It will replace old outdated septic systems with a new approved system. Old buildings be replaced with new code compliant structures. The special use and site plan meets the approval standards.

Motion by Whelpley to approve the site plan and special use permit for parcel 64-006-028-200-06 for 48 sites, new septic system, 32'x48' building, reconfigure campsites and roads with a condition that the Golden Township Board approves the rezoning of this parcel. The Finding of Fact shows The campground will become compliant with the zoning ordinance. Outdated septic systems will be replaced by conforming systems. Old buildings will be replaced with code conforming ones. The special use and site plan approval standards are met. Supported by Fong. Voice vote, all ayes motion carried.

4. Site plan review Grace Adventures amendment to existing site plan. The project adds an 18'x32' accessory building and a 16'x80' manufactured home.

Motion by Fong to approve the amendment to Grace Adventures site plan to add 18'x32' accessory building and 16'x80' manufactured home. Supported by Borst. Voice Vote all ayes motion carried.

Old Business: None

1.

Ordinance Amendments & Other Reports

1. Committee report on temporary campground permit. Postponed to April meeting.
2. Committee report on Rental Ordinance. Postponed to April meeting.

Public Comment: None

Adjournment: meeting adjourned at 9:20 PM

Jake Whelpley, Secretary