

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
February 26,2008

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

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

Agenda: Accepted with the addition of change of Bylaws under new business.

Minutes of the January 29, 2008 meeting. Motion by Marciniak to approve the minutes of the January 29, 2008 meeting as presented, supported by Terryn. Voice vote all ayes, motion carried.

New Business: The Golden Township Board voted to amend the bylaws of the Planning Commission to change from: "The Commission shall prepare an annual budget and submit same to the Township Board for approval or disapproval. The Township Board annually may appropriate and make available funds for carrying out the purposes and functions of the Commission." This was changed to read: "The Township Board annually may appropriate and make available funds for carrying out the purposes and functions of the Commission." Motion by Schulte to approve amendment of bylaws eliminating need for submission of annual budget to Township Board, support by Kolenda. Voice vote, all ayes, motion carried.

Jake has spoken to a potential buyer for Val-Du-Lakes Campground. She plans to continue with the expansion per the PUD already in place. Hopefully by next months meeting we will have a new site plan. This will probably require a public meeting for site plan approval. Jake will send her a copy of PUD amendment so the site plan can follow the amendment.

Connie found some large maps that are taken from the plat book. She is ordering some of these for the meeting room. Jake received some updated zoning maps from Norm Dodds and has marked them to reflect lot sizes in various areas.

Old Business: The deadline for signing up for the training at the Mason Lake ISD on March 6th has passed. Sign up is still possible, but at a higher fee. Helen Lefler is signed up and Gail Schulte has expressed an interest in going.

We have gotten the zoning ordinance cleaned up and ready to go so that we can have clean copies to work from as we make changes. Some of the issues still to be addressed are: Lot size, dwelling size, public roads, multiple RV's on lots, and nonconforming lots.

As far as multiple RV's on lots, the state regulation on campgrounds state that if there are more than 5 RV's on a lot it is considered a campground and must get permits, etc. to that effect. The Health Dept. regulations require 4 or less RV's on a lot. The Township ordinance currently states that an RV can be used on a site for up to two years during construction of a dwelling. It was suggested that we require a permit for placement of RV's, especially multiple RV's on one lot. This would require a lot more policing and more enforcement effort. Currently there is no full time person at the Township Hall to issue the permits. Another suggestion was to require the RV to be street legal to be valid. One issue was repeated nuisance issues. Certain issues should be qualified as nuisances (noise violations, illegal dumping, etc.). These issues would be looked at before a permit is renewed.

Jake has asked Pam Walker if it is possible to get a list of dwellings of certain sizes currently in the Township. This would be very labor intensive, as we would have to look at each property card to do that. Jake will look into the permits issued for the last 2-3 years to see how many dwellings of various sizes have been built in that time span, which should give a good idea of the trends recently. Jake presented a plat map, with the areas marked where different lot sizes are located. Helen suggested that when we have work sessions to address this issue we should contact some realtors in the area, to be present and give an idea of the sizes of dwellings and lots that are being purchased at this time. This will give us a better idea of the demand at this time.

A work session has been set up tentatively for Thursday, March 13, 2008 at 7:30 P.M. at the Township Hall to discuss lot sizes and dwelling sizes. We will also discuss adding a minimum age of manufactured homes. Work sessions will be set up at later dates to address public roads, nonconforming lots, etc.

Jake had suggested we take a look at the Master Plan and revise that before we make changes to the Zoning Ordinance. Chairman Lefler suggested that we should decide which zoning ordinances need amending and then back them into the Master Plan before presenting them to the Board for approval.

Oral comments: Keith Adams questions if we will address nonconforming lots. Yes, eventually we will have a work session for that purpose. Should we exempt platted subdivisions, etc. from nonconforming lot status? What type of noncompliance would we address for the amendment exactly?

There being no further business to come before the commission Lefler adjourned the meeting at 8:50 P.M.

Respectfully submitted,

Kathy Carlson, Recording Secretary