

GOLDEN TOWNSHIP PLANNING COMMISSION
MINUTES
MARCH 25, 2003

7:30 PM Meeting called to order.

Pledge of Allegiance

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

Minutes of the February 18 and February 25, 2003 meetings were approved as written on a motion by Steve and supported by Avery, all aye, motion passed.

Election of a Vice-Chairman to replace Pete Woods vacancy. Carl motioned to elect Terry Wiegand, Anita supported the motion, all aye, motion passed.

Old Business:

Breakaway Bay-

Recieve application for PUD rezoning and related site plan. Public hearing will be scheduled for April 29, 2003.

Dave Roseman asked about the escrow account and Jake informed him that Steve Bruce has placed \$1000 in an escrow account.

Helen has to leave and Terry will no take over the chair.

New Business:

Gary Beggs, Mears Service Center, Fox and Wilson Rds. application for a Special Use Permit and review of site plan to add to existing building.

Jake gave his presentation , there were no comments against and Dan Suman, a neighbor, spoke in favor of Gary Beggs business. Jake then went over the site plan. A motion for approval of the Special Use per Sect. 13.6 was made by Avery and supported by Steve, all aye, motion passed. A motion to accept the site plan per Sect. 12.11 was made by Carl and supported by Avery, all aye, motion passed.

Dan Suman, Polk Road Storage llc, Polk Rd. east of 56th Ave. Proposal to add up to 14 garage type buildings as part of the site condominium plan as a permitted use under Section 3 of PUD Ordinance No. 27, and a review of the site plan. Avery's excused from the board for this matter. Dan presented his plan.

Carl questioned the fact that there is only one entrance and exit and was concerned about fire trucks, etc. being able to manuever on the west end. Dan explained that there is plenty of room. There will be power to each garage, but no water or septic.

Terry asked if this was under the condos or the storage? Dan told him it is under the storage.

Motion to approve the site plan per Section 12.11 for PUD with the condition that once the condominium site plans are finalized the board gets a copy of them for their files and that there will be no running water to the garages was made by Carl and supported by Steve, all aye, motion passed. Avery returns to the board.

Ted Ferweda- Silver Creek RV Resort, 34th Ave. north of Silver Lake. Proposal to add storage building, pavilion and 10 rental cabins, and a review of the related site plan. Ted is not present, but the board reviewed his site plan. There will be a joint septic for every two cabins. Brad questioned if all of the property is in the right zone. Issues of placement of the septic and municipal wells were a concern and Jake said the permits were in process. Carl motioned to accept the site plan with the condition that the correct zoning is verified per Section 12.11. Leo supported the motion, all aye, motion passed.

Old Business-

Dave Roseman mention the formal definition of a resort in the ZO, but he is not sure that that is what was envisioned when the R/R zone was developed. He would like to raise the question as to whether what is currently zone R/R should have the resort removed. Leo explained that that is what was originally there. Steve Bruce commented that when the R/R was incorporated it was a commercial and residential it was mixed. In 1997 when the R/R zone was created it was very similar to residential, but the R/R zone was set up to recognize all the mixed uses that are there. Terry commented that Dave would like to have it residential. Dave would like to have resort clarified later on at some point when we are reviewing matters on the ZO. Jake remarked that it is a resort type area.

OSD-

Discussion was held regarding minimum size for Ag and low density Ag zones. Carl motioned to have a minimum lot size of 5 acres for Ag and low density Ag zones, Steve supported the motion. Aye votes- Carl, Bill, Steve, Leo, Anita, Terry, Brad. No votes- Avery and Leo. Motion carried.

Lot size for unplatted R/R zone. The developers need a plan with incentives and the flexibility to be creative. Motion to have the one acre minimum with incentives for OSD of no minimum size if the developer goes with a PUD in the unplatted R/R zone made by Anita and supported by Steve, all aye, motion carried.

Meeting adjourned at 9:19 PM.