

**MINUTES  
WORK SESSION  
GOLDEN TOWNSHIP PLANNING COMMISSION  
April 16,2008**

Meeting called to order at 7:30 P.M. by Chairperson Lefler.

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

At the regular March meeting the following changes were suggested to the Section 4.33 of the Zoning Ordinances:

Chapter 4- 4.33 Recreational Use (amended 5/8/01)

1. Recreational vehicles may be the primary use on lots in upper Silver Lake Plats #8 and #10 and the Plat of Lake Holiday Gardens; provided, however, such units must be limited to one unit per lot; must be connected to sewer and water systems approved by Dist. #10 Health Dept.; must have electrical hook-up. Zoning permits are required for new installations, improvements and additions.
2. Recreational vehicles may also be used on lots elsewhere in Golden Township for up to 24 months following issuance of a building permit for that property, during construction of a dwelling.
3. Except as provided above, recreational vehicles shall not be moved upon any property that does not have a legal primary use including but not limited to a dwelling.

To be changed to:

*Change section 4.33 title to read "Recreational Vehicle and Tent Use."*

1. No change.
2. *Except where noted in paragraph 1 (one) above, tents and recreational vehicles shall not be used for dwelling purposes within the Township limits, provided, however, that tents and recreational vehicles may be used for temporary dwelling purposes within campgrounds duly licensed by the State of Michigan and subject to all Ordinances, rules, laws, regulations, and requirements relating thereto.*
3. *However, a permit may be granted for one recreational vehicle for up to 12 months following the issuance of a building permit for a primary use on that property and must be connected to sewer and water systems approved by District #10 Health Department for that property.*
4. *Outside storage of property owner or tenant owned recreational equipment including or similar to campers, boats, travel trailers, or snowmobiles provided that said equipment shall be unoccupied and shall not be located in any yard setback.*
5. and 6. no change.

These changes were approved to be sent to the Township Board for approval. Upon further review Helen feels that the changes we recommend should actually read:

*Change section 4.33 title to read "Recreational Vehicle and Tent Use."*

1. No change
2. *Except where noted in paragraph 1 (one) above, tents and recreational vehicles shall not be used for dwelling purposes in Golden Township, provided, however, that tents and recreational vehicles may be used for temporary dwelling purposes within campgrounds duly licensed by the*

*State of Michigan and subject to all Ordinances, rules, laws, regulations, and requirements relating thereto.*

3. *However, a permit may be granted for one recreational vehicle for up to 12 months following the issuance of a building permit for a primary use dwelling on that property; provided the recreational vehicle must be connected to sewer and water systems approved by District #10 Health Department for that property.*

4. *Except as provided above, recreational vehicles shall not be moved upon any property that does not have a legal primary use including, but not limited to a dwelling.*

5. and 6. no change.

7. *Outside storage of property owner or tenant owned recreational equipment including or similar to campers, boats, travel trailers, or snowmobiles provided that said equipment shall be unoccupied and shall not be located in any yard setback.*

Motion to present the changes to Section 4.33 as presented tonight Kolenda yes, Ferwerda yes, Schulte yes, Terryn yes, Marciniak yes, Wilson yes, Fuehring yes, Lefler yes.

A definition for Primary Use was presented by Jake as follows: Primary Use - any use in a zoning district that is listed as a permitted or special use for that district.

Motion by Terryn, support by Marciniak to add a definition of Primary Use as any use in a zoning district that is listed as a permitted or special use for that district. Ferwerda yes, Wilson yes, Schulte yes, Fuehring yes, Terryn yes, Marciniak yes, Kolenda yes, Lefler yes.

The following changes were suggested to Section 4.12  
Chapter 4 – 4.12 Regulations Applicable to Dwellings

2. “All dwellings shall have a minimum width across any front, side, or rear elevation of 12 feet at time of manufacture.”

To be changed to:

2. “*All dwellings shall have a minimum width across any front, side or rear elevation of 20 feet at time of manufacture. Modular or manufactured homes must be no older than 5 years at the time of placement.*”

Motion by Marciniak, support by Kolenda to recommend the above change as presented to the Golden Township Board for approval. Roll call vote: Lefler yes, Kolenda yes, Ferwerda yes, Wilson yes, Schulte no, Marciniak yes, Whitney no, and Terryn no. Carl Fuehring absent. Motion carried.

There were three no votes: Gail and Brad voted no due to 20 feet wide, and Leo voted no due to 5 year age limit.

After further review Helen suggests: changing this to:

2. “*All dwellings shall have a minimum width across any front, side, or rear wall of 20 feet at time of manufacture. Modular or manufactured homes must be no older than 5 years at time of manufacture.*”

Motion to present the changes to Section 4.12 to state “*All dwellings shall have a minimum width across any front, side, or rear wall of 20 feet at time of manufacture. Modular or manufactured homes must be no older than 5 years at time of manufacture.*” All yes, motion carried.

Helen asked that the members look over the following changes to Section 5.4 Lot Area, Lot Width, Setback & Height Requirements to address lot sizes:

Minimum lot size in Resort Residential unplatted areas

Options: Table 5.4.1, (ZO page 28) add  
“Unplatted RR with 1 acre minimum lot area,  
\_\_\_\_ minimum lot width  
\_\_\_\_ front setback  
\_\_\_\_ side setback  
\_\_\_\_ rear setback  
\_\_\_\_ maximum bldg. height”

OR

Section 7.2 addresses RR PUDs

PUDs Section 12.7, add paragraph 12. “Lot Area, Lot Width, Setback, and Height Requirements”

“See Table 5.4.1”

Table 5.4.1 add “PUD with 1 acre minimum lot area  
\_\_\_\_ minimum lot width  
\_\_\_\_ front setback  
\_\_\_\_ side setback  
\_\_\_\_ rear setback  
\_\_\_\_ maximum bldg. height”

The District 10 Health Department will not even look at approving a parcel if split occurred after 1997, when the Land Division Act was created. Jake feels that both changes should be made not one or the other. Members will consider these changes and it will be readdressed at the regular meeting on April 29, 2008.

Helen also asked that the members look over the following changes to Section 12.7 Design Standards, paragraph 1 Access. These changes would primarily apply to subdivisions and PUDs where the road commission would need to oversee road construction.

The first sentence currently reads: “Each building site, lot, dwelling, unit or other use shall have access to a public road by way of an improved public or private road constructed to Oceana County Road Commission or other professionally accepted standards.”

Change that sentence to read: “*Each building site, lot, dwelling unit or other use shall have access to a public road by way of an improved public road constructed to Oceana County Road Commission standards.*”

Section 12.7 Design Standards, paragraph 2, Roads.

Second sentence reads: “All roads shall be designed by and built in accordance with plans prepared by a professional engineer.”

At the end of that sentence, add: “*and shall meet Oceana County Road Commission standards and shall be submitted to Oceana County Road Commission for acceptance into the county road system as public roads.*”

Section 13.10 Content of Site Plans, Add at the end of paragraph 15:

“*New road names are to be approved by the Oceana County Road Commission and the County Equalization Department.*”

The issues will be discussed further and possibly voted on at the April 29, 2008 regular meeting of the Planning Commission.

Carl will try to contact members of the Township Board to have them meet with the Commission at 6:30 p.m. on April 29, 2008 to address these issues and see if they have any input or concerns regarding these changes proposed.

There being no further business to come before the commission Lefler adjourned the meeting at 9:00 P.M.

Respectfully submitted,

Kathy Carlson, Recording Secretary