

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
April 28, 2009
7:30 P.M.
GOLDEN TOWNSHIP HALL
DRAFT

1. Meeting called to order at 7:30 p.m. by Helen Lefler. Approx. 20 in attendance. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Kolenda, Wilson, Fuehring, Terryn, Marciniak, Ferwarda and Zoning Administrator Whelpley. Absent: Mitteer & Whitney
3. Agenda: Kolenda motioned to accept, Fuehring support, all others ayes, accepted as submitted
4. Minutes of the March 31, 2009 meeting presented. Lefler had changes that were discussed and copies of the changes were submitted to recorder for change. Kolenda motioned to accept the amended minutes, second by Marciniak. All yes, motion carried.

Lefler discussed moving meeting date for May because of Memorial Day. It was decided to keep it the last Tuesday in May, which is the day after Memorial Day. May 26, 2009. All agreed.

5. Correspondence
Related to hearing only

6. New Business
A. None

7. Old business
A. Val Du Lakes Resort PUD-site plan was approved by the Planning Commission and sent to the Board for recommendation for their approval, they did not approve it, they discussed it at length at regular Board Meeting on April 15, 2009 and was sent back to Planning Commission.

Lefler: Since she wasn't at either meeting she asked if Fuehring, who attended both, could explain what the Township Board feelings were.

Fuehring: Board was not sympathetic to expanding grounds to include camping. He asked that it be sent back to the Planning Commission with the choices; approve it, disapprove it, or turn it back.

Some items discussed by the Board: Board Members uneasy about a campground next to a bar.
Val Du Lakes prior history
Very complicated PUD
Campground rules and regulations
Disservice having a public hearing late in the evening

Lefler suggested to begin by discussing the concept of having a campground in close proximity to a bar.

Mrs. Lowing has pointed out that another campground has a package liquor store with takeout beer and wine. Although there is take out for beer and wine on another campground, it is not where you sit there and drink it at the spot and that is a big distinction.

Mr. Lowing described his view of a Family Oriented Campground:

1. No different than any other campground in the Silver Lake area.
2. Attracting families in our venue in the beginning will be difficult because of the amenities the other campgrounds offer-swimming pools, activities.
3. As time wears on we definitely want to be an adult type resort that welcomes families as well.
4. I don't think it would be realistic to say we are going to be competing with Jellystone.
5. Wildly out of control campgrounds turned the corner, went to the family camping and it works well.
6. Higher end adult themed campground with welcoming families.

Lefler: How would you market the campground? How would you attract who you want?

Lowing: We are not marketing necessarily the campground as much as we are the resort. Including restaurant, concerts venues that we have there, musical attractions that Val Du is famous for across the country.

1. Wouldn't be just necessarily a bar with a campground behind it –it wouldn't be successful.
2. Managed so our guests come back to our resort.

Discussed other campgrounds failing and problems.

Lowing: Understands concerns.

Lefler: Township has made an effort for the Community to be family oriented.

Kolenda showed Chamber brochure which is all geared to family oriented. Goal at bottom: Your family vacation destination, come for family fun, return for generations.

Discussed campground being on other side of fence, separated with trees. Looked at map drawings and locations on map. Discussed gates...Mr. Lowing came forward to explain on map.

Lowing: Talking about this again is redundant.

Ferwerda: Because the Board sent it back we have to go over it again.

Lefler read Robert Fong letter dated March 14; did not receive until after meeting.

Lefler made distinction between PUD & Special Use Permits: Special Use Permits-if all approval standards are met, Planning Commission must approve. PUD-if all approval standards are not met Planning Commission must not approve. Even if all approval standards for PUD are met, Planning Commission need not approve.

Lefler: PUD Approval Standards: 8 of them. Lefler read all 8 and invited comments from Board or Jake. For detail see Golden Township Zoning Ordinance pg. 45-46

#1 Use or uses established in a proposed PUD shall be consistent with the township's Master Plan & its Zoning Ordinance.

Whelpley: In his opinion, mixed use development, which this would be, does meet criteria of the underlying zoning district.

#2 The proposed PUD will create recognizable & substantial benefit.

Lefler: Asked Lowings to comment if they see a recognizable and substantial benefit to both PUD and the township that would not be realized if this application was not granted.

Lowling: Absolutely, we could expand into a resort venue to include a restaurant, entertainment – outdoor & indoor, sports venues, overnight accommodations. Clearly the township can't get that combination anywhere else.

#3 The proposed PUD will not burden public roads, utilities, & services.

Whelpley: would say public roads & utilities would not be burdened. It depends on the ultimate outcome of the operation of the establishment whether or not it would place a burden on the police department as long as they keep everything under control it won't be a problem.

Lefler: asked about hours. Lowling: Noon until 2:30 with quiet hours at 11:00.

#4 The proposed PUD will not materially impact use & development of surrounding property.

Lowling: Home next to Fong is a rental out of control. Discussed details of rental and explained. Discussed about building a house by a business and due diligence.

Ferwerda commented: When Mr. Fong built it was just the bar, no campground.

#5 Single Ownership or control required.

#6 Incorporation of natural features & environmental amenities required.

#7 Completions on Construction of Buildings & Improvements.

Lefler: This PUD has had poor experiences. Have made mistakes in past and want to prevent them in the future.

#8 Performance Guarantees

Lefler asked Whelpley for comments: Facilitates getting things done; gave a couple of examples.

The following items were discussed:

Campground office
Size of sites: 25' wide
Bathhouse
Electric 110 volts, water, pads-no sewers-dump station
No tent camping
Crushed concrete-crushed aggregate
Clientele
Parking

Fuehring: Talked with neighbors who made several comments about: money concerns, huge financial undertaking in today's economic situation, and electrical commitment of only 110. Commended Lowing's for their up going business.

Township Resident commented that campgrounds can be family oriented even though they don't have all the amenities: State Park clientele, affordable camping. He went on to discuss campgrounds and owners.

Lefler: Bathroom details were read, asked about status of requiring adjacent property.

Lowling: In negotiations for acquiring property.

Ferwerda: When would you open campground operation?

Lowling: With approval, 2010

Lefler: Addressed Mr. & Mrs. Lowling to have a list of items to be completed before operation if campsites are approved:

- a. Required to become complete before you start operation of your campground.
- b. If you want to reconsider the number of campsites.
- c. More likely to get approved from the Township Board if we have a specific list of what is to be done according to the occupancy permit.

Lefler: If we recommend to Board, it would be to approve Phase 1. If Phase 1 is successful then we will look at Phase II.

Beattie: Discussed burden on traffic, road concerns and no parking signs.

Tucker: Stated if he was in the Lowling's position I'm not sure if I would be clear-list out what you want.

Discussed:

- a. Dropping back to 27 sites.
- b. Would bath house be over built?
- c. Engineering costs
- d. Sub committee

Lowling: Asked if Health Dept. approved current facilities under the bar if they could be used.

Lefler: Asked Ted and Bill if they would be willing to be on subcommittee.

Motion for Committee: Fuehring motion, Marciniak second, that Ferwerda, Kolenda & Terryn form a committee to work with Mr. & Mrs. Lowling to come up with specific standards & revised plan to submit to the Planning C that would be in your realm of desirability and perhaps more acceptable to the community. Jake was added to the committee. All in favor 0 opposed.

#8 Ordinance Amendments

a. Conditional Rezoning

Whelpley gave a brief description of Resort Commercial Zone. 110 Act 2006. Jake requested the Board to review and would finalize later.

#9 Public Comments

None

#10. Adjournment: Marciniak motion

Meeting adjourned 9:17 pm

Respectfully Submitted,

Janet Redding
Recording Secretary

DRAFT