

**MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
APRIL 29,2008**

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

Roll Call: Present; Lefler, Marciniak, Terryn, Whitney, Kolenda, Schulte, Fuehring, Ferwerda. and Zoning Administrator Whelpley. Absent: Avery Wilson Also present were the following members of the Golden Township Board: Connie Cargill, Kevin Ackley, and Don Walsworth.

Agenda: Accepted with the addition of the minutes of the April 16 work session minutes.

Minutes of the March 25, 2008 meeting and April 16, 2008 special meeting/work session. Motion by Fuehring to approve the minutes of the March 25, 2008 meeting as presented, supported by Marciniak. Voice vote all ayes, motion carried. Motion by Marciniak, support by Terryn to accept the minutes of the April 16, 2008 work session minutes as presented. Voice vote all ayes, motion carried.

The following changes were suggested to the Zoning Ordinances at the April 16, 2008 work session:

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.”*

The Board members present felt that the minimum width should be 16 feet, not 20 feet. If the minimum width was approved, this would essentially eliminate any new single wide mobile homes as the maximum width of a mobile home is 16 feet. Helen states that there are many mobile homes and stick built homes available on nonconforming lots which are less than 20 feet wide at this time, to meet the need of young families or low income housing. These changes would stop new dwellings of less than 20 feet wide from being erected or placed in the township. Any existing structures would be grandfathered in and would be considered legal nonconforming lots. The Board members were ok with the minimum age suggested. Fran Kyncl felt that these changes would infringe on personal property owner’s rights by dictating the minimum size of dwellings. Does the Planning Commission have a plan for the future to protect the green spaces of the area, as the bigger the houses required, the less space left. Connie asked if there would be areas where single wide trailers would still be allowed, such as areas where lots are very small.

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.

Don questions how you differentiate between camping and a dwelling.

Chapter 4 – 4-.16 Residential Accessory Buildings and Structures

Proposed Addition – Number 4 to this section:

4. *Accessory building may be erected in any residential zoning district only as an accessory to an existing dwelling (which includes being built simultaneously with the construction of any permitted dwelling).*

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 well and septic permits on a parcel of less than 1 acre if split occurred after 1997, when the Land Division Act was created. The Land Division Act states that any lot not connected to a public water and sewer system in a Resort Residential zoning district, must be at least 1 acre. Our current ordinance requires 100 ft width and 1200 square foot minimum lots in Resort Residential Zones. This change would bring the Township up to compliance with the Land Division Act. Jake feels that the changes should be made to both sections, not one or the other. This change would eliminate the lot width, setbacks, building height requirements.

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.”

At the October 30, 2007 meeting it was proposed that Impervious surfaces be limited to 50% of the lot coverage. Impervious surfaces are any surface through which water cannot penetrate, such as driveways and footprints of the buildings. This would be an ordinance for Resort Residential and R-1 Zoning districts and would exempt Commercial Industrial, Resort Commercial, C-1 and Agricultural Residential districts.

The issues will be discussed further and possibly voted on at a future meeting of the Planning Commission.

There being no further business to come before the commission Lefler adjourned the meeting at 9:20 P.M.

Respectfully submitted,

Kathy Carlson, Recording Secretary