

GOLDEN TOWNSHIP PLANNING COMMISSION
MINUTES
APRIL 29, 2003

7:30 PM Meeting called to order.

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

Minutes of the March 25, 03 meeting were approved on a motion by Steve and supported by Avery, all aye, motion passed.

Break away Bay-

Postponed to the May 27, 2003 meeting due to the fact that the mailings to the neighbors within 300' were not sent.

Golden Hart Farm -

Rezoning application for 8 acres on the south side of Polk Rd. from Agricultural to Commercial/Industrial. This site is currently where the fruit stand is. Jeff Gebhart just wants it rezoned at this time. There are no definite plans for anything, when he does decide what he is doing, he will have to come back to the board with his plan.

Leo motioned to recommend to the Township Board to approve the rezoning, Carl supported the motion, all aye, motion passed.

Golden Pond Estates-

Avery is excused from the board. Dan Suman presented a revised preliminary site plan. He is planning to have 2,3,or 4 Plex-homes that are for sale, not rent. Originally there were 50 sites. The 27 lots on the North and around the lake are to remain single family homes. The remaining 17 sites are for multi-family units (units mean bedrooms). The septic is based on the number of bedrooms. There are less bedrooms in this plan.

Helen commented that there is an increase in dwelling units, which will require a re-application of the PUD per Sect. 11.17 #2 and the definition of dwelling units. she also asked about a time table on the projects?

Dan responded that the escrow account is taken care of, there are single family homes sold already, they are just waiting for permits. The sites around the pond have sold first.

Helen would like to see the ZO amended to address multi-family dwelling units. 720 sq. ft. minimum for studio apartments.

Dave Roseman asked about protecting against half empty condo's. He feels there should be guidelines set.

Dan responded that owners take better care of their property than renters. They will police themselves, have association rules. Each will pay their own taxes and have maintenance accounts, etc. The association determines the common elements- everything outside. The condos are one-story buildings with a crawlspace and a 1 stall garage. The single family homes will have basements.

Helen told Dan that we need a new PUD application describing the multi-family dwellings and the additional dwelling units.

Discussion of defining multi-family dwellings-

Jake commented that on Page 6 of the ZO there is a definition of that. If the number of units is a concern then this is where it should be addressed.

Terry felt that the multi-family dwelling definition needs limits. Put a maximum number of units.

Steve Bruce commented that there is a level of safety by requiring a PUD and the 35' height limits the stories.

Helen commented that we still need the guide lines, is a townhouse 2- story? We need to address the number of units and how many stories. We might want to think about the ratio of building to surrounding land, how dense it would be. What should the setbacks be for multi-family dwellings?

Dan commented that Michigan law requires you to have an elevator for upper level homes.

Helen referred to the set back table on page 23 of the ZO. She feels that the R-1 zone would apply. Building square feet with ratio to land sq. ft.

Terry feels that this should be added to the AG zone.

Jake said this is not allowed in the R-1 zone at this time.

Dave Roseman said regards to condos on the lake, you are restricted by footage on the lake. He also wondered what is the demand for multi-family dwellings?

Jake commented that the lakefront is protected from condo development.

Dan said the demand is for a small living area for older single parents is big in this area.

Helen asked what happens if someone doesn't pay the maintenance fee?

Dan said you put a lien on the property.

Helen asked if there are restrictions on storage sheds>

Dan said yes and they are filed with the Townships

Old Business- none

Meeting adjourned on a motion by Carl, supported by Avery. Meeting adjourned at 9 PM.