

GOLDEN TOWNSHIP PLANNING COMMISSION
MINUTES
APRIL 30, 2002

7:30 PM MEETING CALLED TO ORDER

PRESENT: CARL FUEHRING, PETE WOOD, HELEN LEFLER, ANITA FOSTER, AVERY WILSON, STEVE MARCINIAK, LEO TERRY

MINUTES OF THE MARCH 25, 2002 MEETING WERE APPROVED AS WRITTEN ON A MOTION BY STEVE AND SUPPORTED BY AVERY, ALL AYE, MOTION PASSED.

CREAM AND DOGS RESTAURANT SITE PLAN APPROVAL-

DAVID SPLIT SPOKE ON BEHALF OF DAVID HESS, THEY ARE PROPOSING TO ADD A PITCH ROOF ON THE FLAT ROOF AND AN 18'X12' ADDITION FOR STORAGE. NO ADDITIONAL OUTSIDE LIGHTING WILL BE ADDED. CARL MOTIONED TO ACCEPT THE SITE PLAN PER SECT. 12.11 WITH PETE SUPPORTING, ALL AYE, MOTION PASSED.

BREAKAWAY BAY PUD REQUEST BY STEVE BRUCE-

CORRESPONDENCE FROM STEVE THOMPSON, DAVID ROSEMAN, JOHN REYNOLDS, BEHM & BEHM P.C., AND CLIFF PRINCE WERE READ INTO THE RECORD.

STEVE BRUCE EXPLAINED THAT THERE ARE ABOUT 401 ACRES. THE LOTS ARE ABOUT 3.5 TIMES THE ORDINANCES MINIMUM LOT SIZE. THERE WILL BE A GREEN BELT OF ABOUT 100' FROM THE BACK LINES TO THE NEIGHBORS. WATER AND SEWAGE WILL BE UNDER THE HEALTH DEPARTMENTS JURISDICTION. THE NORTH EDGE IS OWNED BY THE TOWNSHIP, THE STATE OWNS THE EAST EDGE. HE IS NOT ASKING TO INCREASE THE NUMBER OF CAMP SITES, LEAVE THOSE AS ARE WITH 230 USABLE SITES. HE IS PROPOSING A STORE AND OFFICE BUILDING TO ACCOMMODATE CAMPERS AND A BETTER ENTRANCE AREA FOR CAMPER REGISTRATION. ALSO A 40' ACCESS TO THE LAKE, WHICH WILL BE MONITORED.

PUBLIC COMMENTS IN FAVOR OF THE PUD- NONE

PUBLIC COMMENTS AGAINST THE PUD-

DAVID BRAGEL ASKED WHO AND WHEN WOULD THERE BE ANSWERS TO THE WRITTEN COMMENTS. HE WAS INFORMED THE PC BOARD WOULD AT A LATER DESIGNATED TIME.

DUANE BURNHAM- IS CONCERNED WITH THE 40' ACCESS, WILL ALL THE RESIDENTS HAVE AVAILABILITY TO THIS? WHO WILL POLICE IT? ARE ORV'S PERMITTED? FEELS THE EXTRA RESIDENTS WILL ADD TO MUCH TO THE ALREADY CONGESTED ROADS TO SILVER LAKE. WILL LOTS BE RENTED?

IS THERE A NOISE ORDINANCE AND HE IS CONCERNED WITH THE AESTHETICS.

STEVE RESPONDED THAT IT IS AN RV RESORT THE CAMPGROUND WILL POLICE IT AS REQUIRED. THE RESIDENTIAL LOTS ARE FOR SALE, NOT FOR RENT. THERE IS AN AREA DESIGNATED FOR A POOL NEAR THE RESIDENTIAL LOTS, WHICH SHOULD ALLEVIATE SOME OF THE BEACH USE.

WALT ASHLEY COMMENTED THAT IT IS A SMALL BEACH AREA WITH A LARGE AMOUNT OF PEOPLE USING IT AND THAT IS A CONCERN OF HIS.

BARB HEWLETT- IS IN FAVOR OF THE PUD, SHE HAS TRIED TO USE TIMBERLAKES BEACH AREA ONLY TO BE TURNED AWAY. SHE WANTED TO KNOW ABOUT THE SOUTHERLY ROAD.

STEVE EXPLAINED THAT ROAD WILL BE AN EXIT ROAD AND THAT HE PLANNED TO LEAVE A 100' BUFFER.

DAVID ROSEMAN ASKED (1)ABOUT 100' BUFFER ON RIDGE ROAD. STEVE EXPLAINED THAT HE PLANNED A 200' BUFFER ON RIDGE ROAD.

(2) ARE ONLY HOMES ALLOWED ON THE LOTS? STEVE- YES, ONLY HOMES

(3) HE'S CONCERNED WITH KEYHOLE ACCESS- PEOPLE WILL WANT ACCESS TO THE LAKE AND IT IS A STRONG SELLING POINT.

(4) WHAT ABOUT RULES FOR SIGNS? JAKE EXPLAINED THE RULES

(5) ISN'T THIS PRESENTLY ZONED RESIDENTIAL/RESORT?

DUANE BURNHAM ASKED IF THE DEVELOPER COULD ASK FOR AN ICE CREAM STORE? JAKE EXPLAINED THAT THEY HAVE THE RIGHT TO ASK FOR ANYTHING, BUT THAT DOES NOT MEAN THEY WILL GET IT.

BOB COLLINS IS CONCERNED WITH THE ACCESS AND WANTS TO KNOW WHO WILL MAINTAIN THE ROADS? STEVE RESPONDED THAT THE ROADS WILL BE ACCORDING TO COUNTY SPECIFICATIONS AND THE COUNTY WOULD MAINTAIN THEM.

MARILYN MARCINIAK HAS A CONCERN WITH THE CUL-DE-SAC ON HER BORDER AND IS CONCERNED WITH THE WETLANDS. WOULD LIKE LAND PERKS, ETC DONE.

DUANE BURNHAM COMMENTED THAT HE FELT THE BOARD HAS TO LOOK TO THE FUTURE, FOLLOW THROUGH AND DO STUDIES ON THESE ISSUES.

WALT ASHLEY CONCERNED ABOUT THE LAKESHORE LOTS AND DO THE CAMPGROUNDS HAVE ACCESS TO THE BEACH?

DAVE ROSEMAN FEELS ANY CHANGE TO THE LAKESHORE LOTS WOULD CHANGE ANY GRANDFATHERING REGARDING THE BEACH.

STEVE COMMENTED THAT NOT EVERY LOT MAY HAVE A HOME ON IT, SOME PEOPLE MAY BUY MORE THAN ONE LOT, BUT PUT JUST ONE HOME ON IT. LOTS 1 - 18 WOULD HAVE CABINS BUILT ON THEM FOR RENT OR SALE.

HELEN ASKED IF THERE WERE 2 DUMP STATIONS TO SERVICE 230 CAMPSITES. STEVE SAID YES, IT'S A DEQ REQUIREMENT.

STEVE THOMPSON ASKED ABOUT PAVEMENT IN THE DEVELOPMENT AND COMMENTED THAT HE DID NOT FEEL THE DEVELOPMENT WAS NECESSARY
PUBLIC COMMENT CLOSED.

JAKE ADDRESSED THE ISSUE OF WHETHER OR NOT IT IS NECESSARY STATING THAT LAST YEAR THERE WERE 33 LAND DIVISION REQUESTS AND THAT THIS TYPE OF PROJECT PROVIDES HOMES IN A CLUSTER RATHER THAN BEING HERE AND THERE, AND THAT THERE IS A NEED.

HELEN MOTIONED TO TABLED THIS MATTER UNTIL A WORKSHOP CAN BE HELD TO ADDRESS THE ISSUES, PETE SUPPORTED THE MOTION, ALL AYE.

HELEN EXPLAINED THE PUD APPROVAL PROCESS.

THE NEXT MEETING ON THIS WILL BE PUBLISHED AND THE UNAPPROVED MINUTES WILL BE AVAILABLE FROM JAKE AFTER MAY 8, 2002.

TRI-CITY RESTORATION SITE PLAN APPROVAL - BRENT DAILY

WOULD LIKE TO ERECT A 114' X 50' WAREHOUSE FOR STORAGE OF HIS EQUIPMENT ON 56TH AVE. PETE MOTIONED TO APPROVE HIS SITE PLAN PENDING A COMPLETED SITE PLAN IS PRESENTED TO JAKE PER SECTION 12.11, STEVE SUPPORTED THE MOTION, ALL AYE, MOTION PASSED.

ROSS WALHOUT PRESENTED AN INFORMAL PLAN FOR A PUD EAST OF VAL-DU LAKES BORDERING ON WILSON ROAD AND TAYLOR RD. IT WILL BE FOR SINGLE FAMILY HOMES ON A 40 ACRE SITE WITH 25 LOTS.

CARL IS CONCERNED WITH THE HILL ON TAYLOR ROAD AND WITH WILSON ROAD.

STEVE MOTIONED TO ADJOURN AT 10:06 PM