

GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
May 25, 2010  
7:30 P.M.  
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:37 p.m. by Bill Kolenda. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Fuehring, Kolenda, Marciniak, Ferwerda, Whitney & Jake Whelpley, Zoning Administrator. Absent: Mitteer, Hosner, Wilson and Terryn.
3. Approval of Agenda: Marciniak motioned to approve the agenda, Whitney support, all yes, motion carried.
4. Minutes of the April 27, 2010 meeting not available on internet. Approval delayed until June 2010.
5. Correspondence: 1 letter regarding Special Use Permit to be presented during Public Hearing.
6. Zoning Administrator Report:
  - Issuing permits including 2 new homes
  - Next meeting Historical Society will be presenting some changes and renovations in the Historical Park.
7. New Business: 7:39 Public Hearing
  1. Special Use Permit requested by Michael Cook and Patti Hammond for Cook's Lakeside Marine Repair and Service LLC
  2. Zoning Administrator Presentation
    - Mr. Cook to purchase building at 700 N. June, Mears, MI if Special Use Permit is approved.
    - Special Use Permit is required because repairs will be done on boats.
    - Few exterior changes.
    - Property zoned Resort/Commercial.
    - Using existing site plan. No tree cutting or clearing.
    - Reviewed Site Plan and everything appears to be in order.
  3. Petitioner Presentation
    - Wants to expand his Mobile Marine repair business and be able to do repairs on site at this building.
    - Noted that other repair shops are quite a distance away from Silver Lake and it is very inconvenient for tourists who need accessories or repairs for their boat.
    - Plan to have a retail store for marine items only. Not a gift shop.
    - His customer base has grown in the past few years.
    - Plan to add a work bay and overhead door.
    - Plan to do minor fiberglass repair.
    - No welding to be done on site.

-Business hours will be approximately 9am-5pm, depending on the time of year. He plans to be open 12 months of the year. He will be doing major repairs during the winter.

-States he runs a quality business and has a good reputation.

-Plans to have maximum of 10 boats in the lot at one time. Up to 3 boats will be for sale, the remaining will be for storage only.

-Will have indoor and outdoor storage of boats.

-Plans to put up a privacy fence in place of the chain link fence on the existing berm.

-Septic tank is on front side of building.

-Plans to put in gravel, not asphalt.

-Noted that there are two lots here.

-Landscaping will be kept nice.

4. Correspondence Pro

-Janice and Gary Underwood commented in writing that they are in favor of the project as long there is no tree clearing planned and as long as noise and air pollution issues, privacy issues and traffic issues have been considered.

5. Correspondence Con

-None

6. Public Comment Pro

-Resident stated as long as the business is environmentally friendly, it seems to be a necessary business at Silver Lake.

7. Public Comment Con

-None

8. Petitioner Comments; Rebuttal

-States he is regulated by the state for disposal of fuels and toxins. Already has a company set up to receive these liquids as they will be recycled.

-Stated he has no plans to do any tree clearing. He would like to have the option to take down minimal numbers of trees related to landscaping or boat storage.

-Will have hours approximately 9-5, Monday through Friday or Saturday. This will minimize noise. Also plan to purchase equipment to minimize noise from the business.

9. Zoning Administrator Summary

-16 property owners notified of the project and also was publicized in the Oceana Herald. The Underwoods were the only neighboring residents to respond.

10. Close Public Hearing 8:00 pm

11. Deliberation; Finding of Fact using Ordinance Standards Form

-Special Use Approval Standards, Finding of Facts Form reviewed by PC Board.

-Board unanimously agreed that all 11 standards had been met. See attached form.

12. Decision; Approve, Deny with reasons, Approve with conditions, Table for further review, more information, or legal counsel.

-If more boats are in need of repair than can be stored at his building, Mike plans to pick them up at people's homes, or repair them at the person's home. He does plan to keep up his mobile marine business and does not plan to store more than 10 boats at one time.

-Motion by Ferwerda, support by Fuehring to dissolve previous Special Use Permits and Site plans that for parcel #64-006-602-138-00. All yes, motion carried.

-Motion by Marciniak, support by Ferwerda to approve the Special Use Permit and Site plans for Cook's Lakeside Marine Repair and Service LLC as presented. All yes, Motion carried.

8. Old Business: None

9. Ordinance Amendments & Other Reports

a. ByLaws

1. Discussed delaying approval of Bylaws tabled until more members are present at the meeting and PC Board members and public have had more time to review the revisions.

-Motion by Marciniak, support by Fuehring to table approving the revised Bylaws until June 2010. Yes-Marciniak, Fuehring, Kolenda, No-Whitney, Ferwerda, Motion carried.

10. Public Comments:

-Bob Henry presented concerns regarding neighboring propertied not following through with cleaning up their lots, and not using their property as stated in their site plan. (See attached letter).

-Henry also stating concerns regarding language in Township Ordinance (4.33) regarding tents, recreational vehicles and sanitation requirements. The concern is that when there are many units on one lot it brings up lots of concerns including sanitation, unsightliness and taking business away from local merchants. He is requesting the Planning Commission re-open this ordinance and revise the language to address these concerns.

-Chairman Kolenda stated he plans to address the Master Plan this year, and will be able to address this ordinance in 2011.

-Ron Dion disagrees with Henry. He believes people should be able to have family members camp on their property.

-Dan Tucker expressed concerns related to the same concerns that Henry addressed regarding the number of recreational vehicles that are allowed on a lot, specifically the intersection of Fox

and 34<sup>th</sup>. His concerns are that this may be limiting the potential growth of businesses in the Township if we continue to allow this. Also concerned that another business is not following through with their plan to only sell dune buggies as he is also advertising for camping which was not addressed in his Site Plan. Completely agrees with allowing family members to camp on relatives property, but there needs to be some guidelines set up to prevent people from creating temporary campgrounds on their private property on the busy weekends. Also requesting that Ordinance 4.33 be re-opened to adjust the language to address concerns related to crowded lots and sanitation on busy weekends.

-Brian Klepper discussed how having this many units on one lot is preventing people from purchasing new property in the area. People don't want property next to lots that are packed with people and recreational vehicles. Stated that according to state and DEQ guidelines, 5 units on a site is considered a campground.

-Tucker stated that the State and DEQ guidelines are actually 4 or more units on a site. He is requesting that the Township align with this standard.

-Dion requested cleaning up the Township by enforcing the Township Junk Ordinance.

-Jeanne Adams also concerned about the number of private RV's and vehicles that are parked on one lot near her home at 9738 W. Silver Lake Road. States there are several trucks and tents on holiday weekends. States he is renting 3 trailers. Zoning Administrator stated that this is not considered a campground and therefore will not require any permits. Concerns should be addressed to the Health Department.

-Dave Roseman discussed concerns related to enforcement of Ordinances and Zoning issues. Requested that more enforcement be done when concerns are brought to the attention of the Township.

-Also requested that the proposed Bylaws be posted on the website.

-Discussed issues related to passing Special Use Permits and PUDs. Questioned whether all standards had to be met for a SUP. Zoning Administrator stated that for a PUD the Standards need not be met, and for a SUP they should be met.

-Keith Adams mentioned that the new flagpole was put up in the Round-about at Silver Lake and thanks to Bob Henry and Dean Berens there will be a flag there this weekend. He stated it looks very nice.

-Kolenda questioned whether the Planning Commission would be interested in opening 4.33 this summer. He stated we could collect information during the summer months and make a final decision at a later date. Plan to discuss this issue at a regular PC meeting. Kolenda will put this issue on the agenda for the PC meeting on June 29<sup>th</sup>.

-Zoning Administrator commented that there is a Carnival of Chaos Concert coming to Val-Du-Lakes at the end of July. Stated that it will be expensive and time consuming for the Township

to prevent this group from coming to Golden Township. Stated that enforcement is difficult when issues like this arise and we are forced to spend extensive time and money on lawsuits to prevent inappropriate groups from contaminating our Township.

11. Marciniak motioned to adjourn, Fuehring second  
Mtg. Adjourned: 8:36 pm

Respectfully Submitted,

Tina Wiegand  
Recording Secretary