

**GOLDEN TOWNSHIP PLANNING COMMISSION
MINUTES
JULY 29, 2003**

7:30 PM Meeting called to order.

Pledge of Allegiance

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

Minutes of the June 24, 2003 meeting were tabled on a motion by Carl Fuehring and supported by Avery Wilson. All aye, motion passed.

J & I Paint and Skate Special Use Permit- request for amusement facility, a paint ball course, in the Commercial/Industrial zone, and submission of related site plan.

Jake explained that he felt that this would fall under the amusements in the allowable SU for that district.

Public comment for or against- none.

Correspondence- none.

Santiago Chapa, the petitioner, explained that the site plan does not show exactly what the playing field is because it can be rearranged periodically. It does comply with all safety measures. The structures are moveable, but the netting is stationary.

Helen stated the site plan needs to show a directional arrow, a legal description of the property, and measurements.

Terry asked if the netting is a visual barrier?

Chapa responded that you can see through it and it is about 20' tall.

Terry is concerned with having a visual barrier from the road. He doesn't want it to look like a disaster area along Polk Road. He also asked if the paint balls are water soluble.

Chapa explained that it is an orderly course and the paint balls are water soluble and non-toxic.

Helen asked if he has operated a course like this before?

Chapa said he has operated a course south of Fremont. There are rules that have to be followed and it is a safe place for kids.

Carl commented that we need a readable site plan with measurements need to be identified. He wants to know the exact area and what's going to be there.

Public hearing closed.

Carl motioned to defer consideration of the site plan until it has been revised and re-submitted. Avery supported the motion, all aye, motion passed.

Cream 'n Dogs Site Plan Review- David Hess submitted an application at our June meeting for a non-adjacent parking lot. He was not here to answer questions. We now have a new Site Plan that he has submitted.

Jake explain the differences. The original site plan had concerns with the location of the parking spaces and questions regarding the ability to drive in and around, employee spaces were designated adjacent to the building. Those were the major concerns. The employee parking has been moved. The Board of Appeals has granted a variance for side set backs. He hopes to help alleviate some of the parking problems at Silver Lake.

Carl commented that he was there and walked it. He also took measurements. His measurements don't match the site plan and he wanted to know why there is a propane tank on the property.

David Split said the propane tank and the drain field are left from the mobile home that was there. The propane could be used to heat the pole barn. It is not for residential use.

Helen asked what the lot between the properties will be used for.

David Hess said that he just purchased the property and is not sure what he will do with it.

Carl said that there is a desperate need for parking out there, but according to his measurements there isn't enough room for the parking that he has planned. He asked if the sign will help protect the water well. According to his measurements, there is 45' from the well and the set back.

David Split commented that according to his measurements there is more than what is required. There is over 30' for backing up.

Carl said that he measured and came up with 22' for maneuvering room. He does agree with the need and wanted to compliment him for the idea, but he still feels there is not enough room and that he should rearrange the parking to allow more room. If you have 6 parking spaces instead of seven, that would solve the problem.

Helen asked if there will still be a 6' tree buffer on the east side of the property.

David Hess said no and that he also plans on putting up poles around the water well. He asked if he could reserve the right to put up a taller sign.

Helen asked Jake if there would be a problem with a sign on the residential lot that he just purchased?

Jake said, no. He owns all three properties so it could be considered an on premise sign.

Terry motioned to approve the site plan as drawn with the handicap parking turned and eliminate the tree buffer per Section 12.11 of the ZO, Carl supported the motion, all aye.

Old Business:

Multi-family dwellings-

Carl suggested that a presentation be made at the next Townboard meeting. The PC should resubmit to them what was given at the seminar on PUD's and OSP that was held in Pentwater of which most of the PC attended.

Dan Suman explained that he felt Connie Cargill has a better understanding of a PUD and that the Townboard has the final say on any actions regarding a PUD. He felt their biggest concern is that once a PUD is approved, then you have set a precedence.

Helen responded that there is no precedence set, each one is handled individually and there is a checks and balance system. The number of dwelling units makes this a major modification, therefore another public hearing will have to be done for the site plan.

Carl will meet with Don Walsworth and find out his concerns so that they can be addressed. He would like PC members to attend the Township Board meeting to help give input to the townboard.

Terry asked about allowing it in a high density zone?

Bill said that he felt that would be spot zoning.

Helen asked Connis to show her the projected sewer lines from Hart to Silver Lake. The PC should pay attention to that and put the high density growth in that area. She doesn't feel that would be spot zoning.

Jkae said the there could be an overlay zone following the sewer line. A PUD gives you the most control. You can say no.

Carl agreed that it can only be done with a PUD to keep control.

Helen asked to have our minutes also given to each Townboard member to help open the communication between the boards.

New Business-

On OSP, packets have been given to all PC members and she would like them to go over the packet and return comments to her so she can draft a packet to us for the next meeting. Also review the ZO for input.

Jake invited everyone to a meeting on August 19, 2003 at 5 PM at the court house regarding municipale infractions. Let him know by next week if you are going to attend.

Terry asked if any reccommendations have been made by the Oceana County PC for Breakaway Bay?

Jake has recieved no response.

Meeting adjourned at 8:40 PM on a motion by Avery and supported by Anita.

