

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
August 25, 2009
7:30 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:30 p.m. by Helen Lefler. Approx. 9 in attendance. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Kolenda, Wilson, Marciniak, Lefler, Mitteer & Whitney and Zoning Administrator Whelpley. Absent: Fuehring, Terryn & Ferwerda
3. Agenda: Lefler: add one item after Timberlake Val Du Lakes revised PUD
4. Minutes of the April 28, 2009 meeting presented. Marciniak motioned to accept, Wilson support, all others ayes, accepted as submitted
5. Correspondence-N/A
6. New Business
 - A. None
- 7a. Old business-Timberlake

Lefler: Timberlake PUD request on March 5, 2009 application for PUD modification was submitted for Timberlake with a site plan. Clear up site plan: submitted shows RV resort sites: 10 sites

Bruce: No need to change what is already there. Bruce & Lefler looked at map-all staying.

Lefler: Started in January 2002-October 2003. Development agreement signed in 2004.

Lefler gave some back ground on what was addressed and caught everyone up by reading excerpts that she had typed from prior minutes regarding Timberlake. The excerpts read are available at the Golden Township Hall & on the Website.

Lefler: Only addressing number of campsites. No reason to discuss other issues.

Lefler: Discussed May 2002

Lefler: Board & PC in 2003 formed a sub committee: Carl Fuehring, Don Walsworth, Terry Wiegand, Helen Lefler working on this as well. Don Walsworth thought when this was done it was done.

Hallack: Original request was for 235 sites.

Lefler: Non conforming has been disputed, the campground is conforming to the PUD that it is a part of.

Asked for enlargement and PC did not give it to them. It is a matter of putting more commercial activity surrounded by residential. That's the history and how we got to where we are now.

Discussed expansions of other Residential Commercial campgrounds in area-Hideaway is only one.

Discussed how Timberlake has impacted the Township its residents & economy.

Discussed average sites per acres.

Lefler: PC has to regard benefit of whole township

Steve Bruce discussed marketing program, added seasonal explained how seasonal work & how with seasonal you are never full.

Discussion on how Timberlake differs from Hideaway. Hideaway is a PUD. Hideaway has expanded.

Mitteer: questioned if Hideaway is a major alteration why is it not in the book.

Whelpley: would have to go back and look it up.

Discussion continued on fairness.

Mitteer stated: Hideaway has 20 acres and 217 sites, Timberlake has 100 acres and 180 sites both are surrounded by residential. Penalizing Timberlake & area why would we not want them to grow.

Discussion continued on number of sites at each campground and how Hideaway expanded without major modification. Resort residential campgrounds include: Hideaway & Timberlake. It is our choice to live here knowing it is resort.

Public Comments: Hideaway is irrelevant. The law is you can't expand a non-conforming use and this is clearly a non-conforming use. Zoning Ordinance is very clear on expanding a non-conforming use.

Lefler: On page 45 & 46 there are 8 approval standards: if all are not met we have no choice but to deny the application. If they all are met we have a discussionry ability to recommend to the Township Board approval or not. Read 1st & 2nd standard. To Board Members: By granting additional sites 180 to 237 if we would be consistent with approval standard 1? Read Master Plan & changed language.

Discussion if standards have been met. Discussed the previous deal that the board thought was final. Number of campsites.

Public Comment: Roseman discussed; in 1997 no approval for any campsite from what he has read, discussed there is no proof.

Discussion: Lefler read from development agreement number of campsites agreed upon.

Bruce: agreed with what was read but now are asking for the additional sites.

Discussion continued with both Board & Public on how it would affect them. How would the sale of the campground impact the residential area with new owners? Public is worried about how the rules will be carried forward. Rules are not part of the PUD. How would expansion impact the buyer? Increase of campsites would not be noticed.

Kolenda: Voting on something we can't get passed 1, 2 & 4.

Lefler: read PUD, number 1,2 & 4 are problematic.

Kolenda: Motion to table- to see the Hideaway information.

Mitteer: Second

Ayes: Wilson, Marciniak, Lefler

Nays: Whitney & ??? couldn't hear can you help?

7b. Old Business- Val Du:

Kolenda reporting on Val Du

Subcommittee of Whelpley, Ferwerda, Terryn & Kolenda walked property came up with ideas. Leo & Ted talked to them. Kolenda went himself before holiday weekend. Planning Commission need you to stick to plans, campsites, bathhouses, dump stations, septic system completed before use. They didn't want to invest that much money they wanted to get it going before July 4. Kolenda stated PC would not go for that. Decided to pull the campground, it is indefinitely postponed as they did not want to put the money into it.

Public Comments: Keith Adams, questioned ordinance section 433 pg 25. Showed pictures of RV on private property on blocks with water hooked up with no sewer-used on weekends. Zoning does not allow them to keep it there that long.

Discussion: On how the RV ordinance reads. Treating as a guest house. Sewer is a health dept. issue.

When ordinance was written it wasn't written for property owners parking their own camper on their property. Live in resort community.

Roseman: stated lack of enforcement is a big problem.

Discussion: Money is a problem, Zoning administer needs an assistant.

Public Comment: Can't keep narrowing the ordinance – are you enforcing everything or be selective. Be careful what you do with the ordinance-neighbor calling on neighbor.

Discussion: Has to be a way to address the difference between having a weekend camp over or a health dept. issue without an ordinance.

Roseman: Fire Mileage coming up ask for a slightly higher mileage for law enforcement.

Discussion: 1 mil = about \$115,000.00. Discussed how other townships deal with enforcement.

8. Ordinance Amendments & Other Reports

a. By Laws: MSU Model was 24 pages deleted what does not pertain to us. Whelpley has 18 pages that the PC can read over, study and will work on this winter.

By Laws are on the website.

Lefler motioned to adjourn, Kolenda second

Mtg. Adjourned: 9:27 pm

Respectfully Submitted,

Janet Redding
Recording Secretary

