

GOLDEN TOWNSHIP PLANNING COMMISSION
MINUTES
SEPTEMBER 25,2001

7:30 PM MEETING CALLED TO ORDER

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

ABSENT: CARL FUEHRING

MOTION TO APPROVE THE AUGUST 28, 2001 MINUTES AS WRITTEN BY STEVE AND SUPPORTED BY AVERY, ALL AYE, MOTION PASSED.

WILSON REZONING REQUEST-

REQUEST TO REZONE PARCEL B-2 & B-3 OF PARENT PARCEL #64-006-024-300-02 AT 5309 W. FOX RD FROM C/I TO AR BY JEFF WILSON. WOULD LIKE TO HAVE IT REZONED TO ALLOW HOUSING ON THE EAST END OF THE PROPERTY.

LEO MOTIONED TO RECOMMEND THE REZONING APPROVAL TO THE TOWNSHIP BOARD, STEVE SUPPORTED THE MOTION, ALL AYE (AVERY ABSTAINED FROM THE VOTE)., MOTION PASSED.

LAND DIVISION- PARCEL SIZES-

THE PC IS LOOKING INTO THE POSSIBILITY OF INCREASING THE NOW 2 ACRE MINIMUM LOT SIZE IN THE AG ZONE TO MAINTAIN THE RURAL AREA.

HELEN HAS SURVEYED OTHER TOWNSHIPS IN OCEANA COUNTY . FERRY HAS A 40 ACRE MINIMUM, WHICH IS THE LARGEST REQUIREMENT ALL THE WAY TO 1 ACRE IN GRANT, WEARE & ELBRIDGE TOWNSHIPS.

BILL LATHERS SAYS IT IS HARD TO FIND LAND TO BUILD ON NOW, TWO ACRES IS PLENTY, HE FEELS 5-6 ACRES IS WAY TO MUCH TO BE BUILDING A HOME ON. HOMES IN MEARS ARE NOW ON 50'X150' LOTS.

DICK WALSWORTH - WANTS TO SEE THE AG STAY FOR FARMING AND TO SEE GOOD USE OF THE LAND- A 5 ACRE REQUIREMENT WOULD FORCE HOME BUILDING INTO THE AG ZONE. MAKES MORE SENSE TO KEEP HOUSING OUT OF THE AG AREA.% ACRES IS A NUISANCE FOR HOMES. HE IS OPPOSED TO THE INCREASE. IF YOU WANT TO STOP GROWTH, GO TO 40 ACRES LIKE FERRY TOWNSHIP.

ANITA MOTIONED TO TABLE AND LOOK INTO A MORE IN DEPTH STUDY.

STEVE WANTS TO SEE MORE THAN 2 ACRES.

JAKE SUGGEST CHECKING INTO ADDING A NEW RURAL RESIDENTIAL ZONE. WE NEED TO HAVE MORE PUBLIC HEARINGS ON THIS MATTER.

HELEN FEELS MORE STUDY NEEDS TO BE DONE AND SUPPORTS ANITA'S MOTION, ALL AYE, MOTION PASSED.

CRAIG CIHAK SITE PLAN- RELOCATION OF GO CART TRACK WITH AN ADDITION OF A 36'X142' BUILDING FOR GO CART STORAGE.

JEFF GEBHART REPRESENTED CRAIG AND EXPLAINED THAT THEY WERE SIMPLY TAKING OUT THE OLD TRACK AND PUTTING IN A NEW ONE IN THE SAME AREA ALONG WITH THE BUILDING FOR STORING GO CARTS. THE STATE OF MICHIGAN REGULATES ALL OF THIS.

PETE QUESTION THE 33' ROAD RIGHT OF WAY.

ANITA ASKED HOW FAR OFF THE ROADWAY WAS THE FENCE? JEFF RESPONDED 8'.

LEO ASKED ABOUT THE SETBACKS.

JAKE SAID THE SETBACKS ONLY APPLY TO BUILDINGS AND STRUCTURES.

HELEN ASKED ABOUT LIGHTING.

JEFF SAID THAT THERE IS EXISTING LIGHTS- THE STATE MAKES SURE THAT IT IS WELL LIT.

LEO HAS A PROBLEM WITH THE SITE PLAN , THE NORTHWEST END OF THE EXISTING 36'X142' BUILDING HAS THE POSSIBLITY OF A 30'X30'X49' ADDITION AND HE IS CONCERNED WITH THE ENCROACHMENT ON THE SETBACK.

ANITA COMMENTED THAT SHE FELT THAT THIS ISSUE IS A CONFLICT OF INTEREST FOR LEO AND THAT HE SHOULD ABSTAIN FROM ANY VOTE IN THIS MATTER. HE IS AN ADJOINING NEIGHBOR ON THE WEST AND THEY HAVE HAD DIFFICULTIES AND ISSUES IN THE PAST.

SITE PLAN APPROVAL ACCORDING TO SECT. 12.11 FOR THE TRACK AND NEW BUILDING WITH THE ELIMINATION OF THE PROPOSED 30'X30'X49' ADDITION. MOTION MADE BY PETE FOR APPROVAL WITH THE STIPULATION THAT THE LIGHTING WILL BE SHOWN BETTER ON THE SITE PLAN AND THAT JAKE WILL BE INFORMED OF THE STATES APPROVALS AND SUPPORTED BY AVERY, ALL AYE, MOTION PASSED.

NEW BUSINESS- THE ISSUES OF WIND TURBINES MIGHT BE COMING OUR WAY. THEY ARE 185' TALL AND NOISE IS AN ISSUE. TO BE DISCUSSED AT A LATER DATE.

MEETING ADJOURNED AT 8:30 PM