

**MINUTES**  
**GOLDEN TOWNSHIP PLANNING COMMISSION**  
**September 25, 2007**

Meeting called to order at 7:30 P.M. by Chairperson Lefler, Pledge of Allegiance recited.

Roll Call: Present; Wilson, Fuehring, Terryn, Lefler, Whitney, Kolenda, Schulte, and Zoning Administrator Whelpley. Absent: Ferwerda, Marciniak

Agenda: Accepted as presented.

Minutes of the August 28, 2007 Meeting: Motion by Fuehring to approve the minutes of the August 28, 2007 meeting as presented, supported by Wilson. Voice vote all ayes, motion carried.

New Business: Kolenda asked about the progress of the sewer system plans. People have been asking him about it and he doesn't have any information for them. Fuehring and Whelpley explained that there are some different groups that are looking for ways to get a system of some sort constructed. One group is looking at different options for a private system. A group is getting a new sample of the lake water to prove to the state that a system is needed. The Hart city manager is proposing to the council to pursue talks with Golden Township about hookup with the Silver Lake area. The Planning Commission recommends that the township board set an active agenda to pursue this issue.

Old Business: Chairwoman Lefler listed the following as the main issues of controversy that were removed from the proposed ordinance amendments; Lot size in the RR Zone, combining of nonconforming undersized lots, impervious surfaces and 50% lot coverage, eliminating private roads, increasing dwelling size, parking in setbacks.

Lefler asked Whelpley to explain how parking is related to zoning and the proposed ordinance on rentals. Terryn asked if the mass gathering ordinance could be used to limit overcrowding and parking problems. Kolenda suggested it was only the main holiday weekends when there is a problem. Jillene Jefferies asked how we would enforce these new rules. Many people, like her, have family gatherings in the summer that bring people and vehicles to her property for a time. Lawrence Cook said it seems the planning commission agrees with the comments on enforcement and the fact it's going on why bother to try to regulate it, just drop the issue and move on.

Motion by Whitney to withdraw the proposed amendment to Section 15.10 to eliminate parking in setback areas, supported by Kolenda. Roll call vote Whitney, yes; Kolenda, yes; Wilson, yes; Fuehring, yes; Terryn, yes; Schulte, yes; Lefler, yes; motion carried.

Whitney asked what happened to the amendments sent to the township board after the last meeting. Whelpley said they were tabled for further review.

Lefler asked Whelpley to explain the proposed Rental Ordinance he is working on. Whelpley stated that after receiving some compliant letters the town board asked him to look into the problem. He reviewed some rental property ordinances as well as asking other municipalities what they were doing for the problem. He wrote a proposed ordinance covering occupancy and parking on lots as a starting point. He asked the board

to wait so he could look at the problem through the summer before making a recommendation as to what to do. He will be making a report to them this fall.

Lefler asked Whelpley why the 30 days deadline for site plan review application was necessary. Whelpley explained that it was needed to give time for a through review so any errors could be corrected to make the approval process happen without delays.

Motion by Fuehring to keep the change in deadline from 15 days to 30 days for applications to be submitted for site plan review in Section 12.7, supported by Wilson. Roll call vote; Fuehring, yes; Wilson, yes; Terryn, yes; Whitney, yes; Kolenda, yes; Schulte, yes; Lefler, yes. Motion carried.

Lefler asked for a motion to change the deadline for Special Use applications from 15 days to 30 days for the same reasons as site plan review. Motion by Kolenda to change the application deadline for Special Use applications from 15 days to 30 days in Section 13.3, supported by Whitney. Roll call vote, Kolenda, yes; Whitney, yes; Terryn, yes; Fuehring, yes; Wilson, yes; Schulte, yes; Lefler, yes. Motion carried.

Lefler next brought the question about the 2 square feet limit on real estate signs. Dawn Deel had said that when they place a name placard on a regular sign it would make them illegal. Whelpley explained that this limit was for off premise real estate signs not signs at the property for sale location. It was felt by the commission that a 2 square foot off premise sign was adequate. The sign on the property could be larger to include an agent name.

Motion by Wilson to keep the limit of 2 square feet or less for off premise real estate signs, supported by Terryn. Roll call vote, Wilson, yes; Terryn, yes; Fuehring, yes; Whitney, yes; Kolenda, yes; Schulte, yes; Lefler, yes. Motion carried.

Lefler suggested that because of the lateness that they wait for next month to work on the other issues on the proposed ordinance amendments list.

Fuehring suggested a meeting of the planning commission and township board be scheduled to answer any questions the board has about the proposed ordinance amendments.

Lefler suggested that the planning commission hold a public hearing while working on any future amendments as well as after they are finished. She also wants the members to be thinking about using a neighborhood or area concept for the other proposals rather zone wide. Whelpley stated that this would be a place to possibly use overlay zoning.

There being no further business motion by Fuehring to adjourn, supported by Wilson. All ayes, motion carried. Meeting adjourned at 9:00 P.M.

Respectfully submitted,

Jake Whelpley, Recording Secretary