

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
September 26th, 2017

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

Roll Call: Present; Fong, Walsworth, Coker, Borst, Cook, Terryn, Zoning Administrator Draper, and Attorney McNeely, Absent: Whelpley

Agenda: Cook asked to remove letter C. Ord. 4.7 under Ordinance Amendments from Agenda, all other as is. Motion by Walsworth to except Agenda with change, 2nd by Fong. All AYE

Minutes of the August 26th, 2017 accepted as written. Motion by Coker, 2nd Walsworth. All AYE

Correspondence: Draper explained that Judy Terryn wants to change her go-cart and bumper-car tracks into a mini golf course at Silver lake Amusement. More details to come.

Zoning report: 81 permits to date.

Draper asked about signs for parking trailers.... Question asked from Twp. office. Sign says \$20.00 to park and drive to dunes.

Draper had a call about solar on a 5 to 10 acre parcel for commercial reasons. The board discussed the issue and decided to look into the situation further.

New business: #1. Site plan for Bath/Shower at existing Silver Hills campground. Rick Wadel explained that this building would eventually tie into the new area that still has to have a special use approved at a later date. This bath house would go to the back side of the already approved campground. The Planning Committee discussed the application and looked at the site plan. Cook thanked Wadel for the professional presentation. Borst made a motion to approve site plan as is with contingency of the Health Dep't District 10 and the DEQ. Approval, 2nd by Fong. All AYE.

#2. Wadel presented blueprints on a preliminary meeting for a special use on 65 acres (corner of 34th and Taylor) to attach to existing Silver Hills Campground with 170 more camping sites, cabins, retail shops and restaurants. Wadel explained that what he proposed would have entrance on 34th for retail and restaurant only, all other entrances and exits would be on Taylor. Emergency vehicles will be able to get in easily. Cook made note that two intersections would have to be dealt with, 34th & Taylor, Fox & 40th.

#3. Mears Service Center addition to garage adding more service stalls and a front entrance all shown on the site plan. Cook read question form pertaining to application. 1. All AYE. 2. All AYE. #. All AYE. 4. N/A. 5. N/A. 6. N/A. 7. All AYE. 8. All AYE. 9. All AYE. Motion by Fong to approve site plan as written, 2nd by Walsworth. All AYE.

No old business.

Ordinance Amendments: #1. Cook explained ordinance 4.16 and 4.19 conflicting each other and asked for a motion to send to a Public Hearing to amend changes that need to be made. Motion by Fong to publish for Public Hearing for October meeting, 2nd by Terryn.

All AYE.

Ordinance Amendment #2. 4.12, #2. Draper explained that he has had many calls asking why the 10 year rule for a double wide mobile home is 10 years and not more. Draper suggested that if they were going to look at it that they could make the installation include rigid skirting and make the outer appearance look new. The PC board discussed it and decided to look at it another time. Fong motioned to postpone, 2nd by Coker.

All AYE.

Ordinance Amendment: #3. Draper explained violation penalty fines for Temporary Camping Permit don't equal what the permits cost until they have had more than four RV's on the property over four different times, and he would want the PC board to look at raising the fines for all situations.

Cook: Asked if they should create penalties for individual penalties.

Draper: No.

Coker: Fines should be higher than permit cost.

Cook: We need a committee of three to look into this situation.

(Committee members Fong, Borst, Terryn, ZA. Draper).

Public Comment:

Tom Hartman: Fines should be substantial to deter.

Patty Cook: Consider putting in a by-pass road N.W. of Flora Dale, when you look at doing the Master Plan this winter. The drifts make it impassable on lake shore.

Patricia Driscoll: I went to the Twp. board meeting and Mr. Walsworth said the PC would revisit the zoning ordinance. She explained that they have camped there for 26 years and now they can't anymore because zoning wants to change the character of the land. We have a 2018 travel trailer that looks very nice. She is asking for a amendment for special use for her son with PTSD, and her anxiety.

Mark Rippee: Would she be legal non-conforming?

Draper: She pulled the old RV off and replaced with a new one.

Cook: you want us to change the law.

McNeely: She wants the ordinance changed.

Driscoll: I want to continue using as I have for the last 26 years.

Fong: Start with the Zoning Administrator, then to the PC to see if it moves forward.

McNeely: Get with Draper and explain exactly what you want.

Cook closes Public comment and adjourns meeting at 9:20 pm.

