

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 25, 2019

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

Roll Call: Present; Beaudoin, Fong, Walsworth, Coker, Cook, Whelpley, and Zoning Administrator Draper. Absent: Terryn Members of the public.

Agenda: Motion by Fong to approve the agenda as presented. Supported by Walsworth, voice vote, all ayes, motion carried.

Minutes of the May 28, 2019 Meeting: motion by Walsworth to approve the May 28, 2019 meeting minutes as presented. Supported by Fong, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 43 zoning permits to date. 179 Rental permits. Violations compliance is at about 95% complying after a notice is sent, 5% receive tickets. A new compliant form is being instituted for keeping a paper trail for legal action.

New Business:

- a. Dark Water LLC Special Use Public Hearing; request is for a Special Use permit for a Home Occupation to roast coffee beans to be sold at farm markets and to wholesale customers mostly on line.

Chairman Cook opened the public hearing.

Draper stated these facts: Zoning is R1, all processes will be conducted inside the dwelling use what was an attached garage. There will be no odors or noise.

There are no pro or con correspondence.

Cook closed the public hearing.

Cook read the nine requirements listed in Section 4.25. Applicant responded affirmatively to each one.

Deliberation: Approval Standards

- 1) Special Use is allowed in the zoning district where it is located. Motion by Fong this standard is met. Supported by Beaudoin, voice vote, all ayes, motion carried.
- 2) Special Use complies with standards listed in the zoning district. Motion by Cook this standard is met. Supported by Walsworth, voice vote, all ayes motion carried.
- 3) Special Use must be harmonious with and not change the character of the area. Motion by Whelpley this standard is met. Supported by Cook, voice vote all ayes motion carried.
- 4) Special use in consistent with the Master Plan. Motion by Walsworth this standard is met. Supported by Cook, voice vote, all ayes, motion carried.
- 5) Special will not place material burden on all public services. Motion by Fong this standard is met. Supported by Walsworth, voice vote, all ayes motion carried.

- 6) Special use will not cause additional public costs or be detrimental to the economic welfare of the township. Motion by Cook this standard is met. Supported by Walsworth, voice vote all ayes motion carried.
- 7) Special use will diminish the opportunity of surrounding property owners to use and develop their properties. Motion by Whelpley this standard is met. Supported by Fong, voice vote all ayes motion carried.
- 8) Special use will not negatively impact the neighboring properties. Motion by Beaudoin this standard is met. Supported by Coker, voice vote all ayes motion carried.
- 9) Special use will not produce nuisances or hazards to nearby uses. Motion by Cook this standard is met. Supported by Whelpley, voice vote all ayes, motion carried.
- 10) Special use will be in accordance with the Master Plan. Motion by Cook this standard is met. Supported by Walsworth, voice vote all ayes motion carried.
- 11) Special use is consistent with the Zoning Ordinance and Site Plan Standards. Motion by Fong this standard is met. Supported by Cook, voice vote all ayes motion carried.

Site Plan Review Standards

- 1) Compliance with Zoning District Regulations
All buildings, structures, uses and improvements shall comply with the regulations and standards established by zoning district regulations, and all other applicable regulations contained in this Ordinance. Motion by Whelpley this standard is met. Supported by Cook, voice vote, all ayes, motion carried.
- 2) Organization of Elements
All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character and use of adjoining property, and the type and size of buildings. The site shall be developed to not impede the orderly development, improvement, and enjoyment of surrounding property. All buildings, structures, and other improvements shall be designed and located to minimize adverse impacts on adjacent and nearby properties. Motion by Fong this standard is met. Supported by Walsworth. voice vote, all ayes, motion carried.
- 3) Preservation of Natural Features and Natural Landscape
Natural features (woodlots, wetlands, watercourses, ponds, shorelines, attractive vegetation etc.) shall be preserved and protected to the greatest extent possible. Natural features of the landscape shall be incorporated into the design and layout of the site to buffer it from adjacent incompatible land uses, to preserve the character of the surrounding area and community and to control soil erosion and storm water runoff. Standard is N/A.
- 4) Drainage Provision Special attention shall be given to proper site drainage so that storm water runoff will not affect neighboring properties, or impact area watercourses. Storm water management systems shall be designed in accordance with professionally accepted principles, and shall provide retention or detention basins designed to hold runoff from a 25-year frequency storm event. Discharge

of storm water runoff from any site which may contain oil, grease, toxic chemicals, or other hazardous or polluting materials is prohibited unless measures to trap pollutants meet the requirements of the Michigan Department of Environmental Quality, based upon professionally accepted principles. This standard is N/A.

- 5) Soil Erosion
Proposed developments or uses shall not result in soil erosion or sedimentation problems. This standard is N/A.
- 6) Screening & Buffering
Screening and buffering, in the form of landscape plantings, existing vegetation, screen fences, and the like, may be required at the discretion of the Planning Commission to assure compatibility between a site and adjoining land uses. This standard is N/A.
- 7) Emergency Vehicle Access
All buildings, groups of buildings, and uses shall be arranged to allow emergency vehicle access to all improved areas during all seasons of the year under all weather conditions. Motion by Whelpley this standard is met. Supported by Cook, voice vote, all ayes, motion carried.
- 8) Pedestrian and Vehicular Circulation. This standard is N/A
- 9) Compliance with Applicable County, State and Federal Statutes. Motion by Whelpley this standard is met. Supported by Fong, voice vote, all ayes, motion carried.

Motion by Fong that the Special Use and Site Plan for Home Occupation for Parcel # 64-006-748-001-00, 1853 N 56th Ave be approved. Supported by Walsworth, voice vote, all ayes, motion carried.

Old Business:

- a. Master Plan Public Hearing Date: Motion by Whelpley to set August 27, 2019 for a public hearing on the proposed Master Plan. Supported by Fong, voice vote, all ayes, motion carried.

Ordinance Amendments & Other Reports

- a. Section 4.33 (6) Public Hearing: Discussed changing the Front yard setback parking limit from the front lot line to 30 feet from the edge of the traveled portion of the road. Motion by Fong to set July meeting for a public hearing on this change. Supported by Cook. Fong mended his motion to say July 29, 2019. Whelpley supported. Voice vote, all ayes, motion carried.

- b. Fines: Draper has discussed with Attorney McNeely about increasing the Zoning violation fines from \$50.00, \$250.00 and \$500.00 to \$200.00, \$400.00 and \$800.00. Commissioners agree the fines should be higher. Motion by Cook to recommend to the Township board that zoning fines be increased to \$200.00, \$400.00 and \$800.00. Supported by Fong, voice vote, all ayes, motion carried.
- c. Dangerous Buildings Committee: since the sewer issue is on hold work will continue.
- d. Mass Gathering Application. Draper has had discussion with Sheriff Mast about security issues with mass gatherings. The current application requires the applicant to have the Security reviewed by the Sheriff. We need some proof that this has been done. Sheriff Mast will sign the application affirming that he is satisfied with the applicant's security arrangements. Draper will make the necessary changes to the application.

Public Comment: Mark Borst: Z.A. is not doing his job with violations.

Tom Hartman: The township should levy fines on fireworks violations.

Patti Hammond: Fines should start at \$500.00 Then Doubled for future violations.

Debra Borst: Leave the RV parking in front yard at the lot line not 30 feet from road.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:40 PM.

Jake Whelpley, Secretary