

**GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
August 27, 2019**

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

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

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

Minutes: Motion by Walsworth to approve the July 30, 2019 minutes as presented. Supported by Fong, voice vote, all ayes, motion carried. Cook Abstained as he was not present at that meeting.

Correspondence: Letter from Tom Shaw who resides in Shifting Sands Plat requesting that we stop issuing Rental Permits because their Plat Restrictions don't allow rentals. Draper will handle this. Letter is on file.

Zoning Administrator Report: 60 Zoning permits issued to date. 10 Additional Rental Permits issued. Sand drags sent a violation notice. They will be applying for a PUD rezoning before next season.

New Business:

a. Craig Cihak Site Plan review. Amend existing Site Plan for Parcel #64-006-029-200-09 to add a 48' x 100' Storage Building.

1. YES  NO  N/A  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 Fong that this standard is met. Supported by Beaudoin, voice vote, all ayes, motion carried.

2. YES  NO  N/A  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 Whelpley that this standard is met. Supported by Walsworth, voice vote, all ayes, motion carried.

3. YES\_\_\_NO\_\_\_ N/A\_\_X\_\_ 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.

4. YES\_\_\_NO\_\_\_ N/A\_\_X\_\_ 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.

5. YES\_\_\_NO\_\_\_ N/A\_\_X\_\_ Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems.

6. YES\_\_\_NO\_\_\_ N/A\_\_X\_\_ 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.

7. YES\_\_\_NO\_\_\_ N/A\_\_X\_\_ 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.

8. YES\_\_\_NO\_\_\_ N/A\_\_X\_\_ Pedestrian and Vehicular Circulation

9. YES\_\_X\_\_NO\_\_\_ N/A\_\_\_ Compliance with Applicable County, State and Federal Statutes. Motion by Whelpley that this standard is met. Supported by Cook, voice vote, all ayes, motion carried.

b. Master Plan Public Hearing

Cook opened the Public Hearing

Stephan Carlson of WMSRDC gave an overview of what a Master Plan is and its connection to the Zoning Ordinance and the process to be followed for adoption.

Correspondence received: Mary Hubel; restaurants and shops ok no more campgrounds. Remove the sewer language. Eric Hubel; no more business. Chuck Reudi add on site

sewage disposal. Dave Reudi; add on site sewage disposal. Keith Edwards; add Cedar Point Park County Park, change to 10 acre lot sizes. Ms. Puffenberger; Support new sewage disposal technology, no more growth or tourism, or campgrounds. Steve Brown; better septic systems. Ron Clark; roads don't support traffic, sewer problems need attention. Guy Reese; Listed numerous changes in the plan. All letters are to be placed on file.

Public Comment: Eric Hubel; To many campsites & people. Township needs to go backwards.

Dale Friend; Use new sewer systems, charge tourists thru taxes.

Don Tucker; Plan should support commercial development.

Dave Reudi; Commercial development should expand the seasons and service.

Bill Kolenda; Expand the RC zone to Deer Road on the East side of 34<sup>th</sup> Ave. to get development away from the lake area. Businesses are trying to expand the seasons with new activities.

Craig Cihak; Tourism is the economic engine of the township and county working to keep local people employed and living in the area. Area businesses are improving.

Lisa Logan; Remove the sewer language.

Cook thanked all who spoke and closed the Public Hearing. All comments and letters will be referred to committee.

c. Robert Fong Presentation: Robert Fong was presented with a Certificate of Appreciation for his 10 years of service to the Planning Commission. He is leaving the township for South Carolina.

d. Citizen Planner Training. Anyone from the Planning Commission Board interested in going to Citizen Planner school let Connie Cargill know.

Old Business: None

a.

Ordinance Amendments & Other Reports

a. Dangerous Building is ongoing.

b. Section 4.33(6) is going to committee.

Public Comment: None

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

Jake Whelpley, Secretary