

**MINUTES**  
**GOLDEN TOWNSHIP PLANNING COMMISSION**  
**September 24th, 2019**

Meeting called to order at 7:32 P.M. by Chairperson Cook, Pledge of Allegiance recited.

Roll Call: Present; Walsworth, Cook, Terryn, Beaudoin, LeMahieu, Zoning Administrator Draper, and Attorney McNeely, Absent: Whelpley & Coker

Agenda: Beaudoin made a motion to accept the agenda as originally written, 2<sup>nd</sup> by Terryn. VOTE: All Ayes

Minutes of the August 27th, 2019 accepted as written. Motion by Walsworth, 2<sup>nd</sup> LeMahieu. VOTE: All Ayes

Correspondence: Draper read a Status report by United Voice for Silver Lake and Cook did a summary of a letter from Bill Kolenda to add more Resort Commercial area to the Master Plan.

Zoning Report: Draper reported 67 zoning permits to date. Four citations had gone out and to date three had paid and one still had time to come in. One court date took place for a Recreational Vehicle on vacant land and the township won the case with fees paid and the RV removed. Draper went to a Floodplain map for insurance. Zoning and the Historical Society of Oceana are working on creating a Special Use for the Mears Historical & Genealogical Society. Draper also said that 4.16 #3 states that any accessory building 200 square feet or less, shall be exempt from the provisions of the Oceana County Building Code and that the county has changed that number to 120 square feet.

New Business: 1. Site Plan Review for Whippy Dip Ice Cream  
591 N. 18<sup>th</sup> Ave Property # 64-006-031-100-02

Proposed buildings 12'x24'x12' storage barn and a 16'x30'x12' pavilion

Cook asked what the buildings are for? Wesley VanderWilk (owner) said the storage was for paper items for the business and the pavilion was for customers to get out of the weather.

Beaudoin asked what type of floor the pavilion would be? VanderWilk said concrete slab.

Site Plan Approval Standards:

1. Compliance with Zoning District Regulations – Motion by Cook 2<sup>nd</sup> by LeMahieu  
All AYES
2. Organization of Elements – Motion by LeMahieu 2<sup>nd</sup> by Walsworth  
All AYES
3. Preservation of Natural Features and Natural Landscape –  
N/A
4. Drainage Provisions – Motion by Cook 2<sup>nd</sup> by LeMahieu  
All AYES
5. Soil Erosion – N/A

6. Screening & Buffering – Motion by Cook 2<sup>nd</sup> by Terryn  
All Ayes
7. Emergency Vehicle Access – No change to vehicle traffic areas  
N/A
8. Pedestrian and Vehicular – No change to vehicle traffic areas  
N/A
9. Compliance with Applicable County, State, and Federal Statutes – Motion by LeMahieu 2<sup>nd</sup> by Beaudoin  
All AYES

Motion by Walsworth 2<sup>nd</sup> by Terryn to approve the site plan as presented with no conditions.  
All AYES

2. Elect a Temporary Vice Chairman:  
Walsworth nominated Beaudoin – Beaudoin turned it down.  
Cook nominated Coker – All AYES

No Old Business

#### Ordinance Amendment & Reports

1. Ordinance 4.33 #6:  
Cook asked for volunteers from the Planning Commission to sit on the Committee.  
Appointed were LeMahieu, Beaudoin, and Terryn
2. Future Master Plan update:  
The Committee will meet to finalize the Master Plan before the next PC meeting.
3. Dangerous Building Committee report:  
The PC discussed this issue and thought it best to look at Pentwater & Shelby's junk ordinance and that it will be worked on over the winter.

#### Public Comments:

Wes VanderWilk: had an issue with the intersection of 34<sup>th</sup> (B15) and Fox being very dangerous and Draper agreed that people turn right in front of oncoming traffic.

Mary Hubel: thought that a blinker light might be good at 34<sup>th</sup> & Fox intersection.

Mark Borst: commented that he was happy with the zoning report and that citations were being issued.

Meeting was adjourned by Cook at 8:39 PM

Recording Secretary: Rob Draper

