

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
October 29, 2019**

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

Roll Call: Present; Beaudoin, LeMahieu, Walsworth, Terryn, Coker, Cook, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: None Members of the public:

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

Minutes: Motion by LeMahieu to approve the September 24, 2019 minutes with the correct spelling of LeMahieu. Supported by Beaudoin, voice vote, 9 ayes, Whelpley abstained, motion carried.

Correspondence: None

Zoning Administrator Report: 78 zoning permits to date, 1 rental permit for 2020, working with the M-EGLE Department on lakeshore soil permits, and the Oceana Historical group for additions to the park in Mears. Calls are coming about year-around rentals. The Planning commission should revise the Ordinance for this.

New Business:

- a. Site Plan Review for Midwest V, LLC for construction of a 70' 3" x 130' 9" structure for retail sales on Parcel #64-006-013-400-11. Andrew Rossell, PE explained details of the plan with reference to stormwater collection, parking, freight delivery, traffic flow, and store layout. Pete Oleszczuk, Westwind Builders detailed construction, paving and timetables for completion. The Drain Commissioner is asking for revised plans on stormwater issues. A letter was received by Draper to allow approval as the changes are minor.

Secretary read the Site Plan Approval Standards.

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 LeMahieu that this standard is met. Supported by Coker, 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 Cook that this standard is met. Supported by LeMahieu, voice vote, all ayes, motion carried.

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

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

5. YES NO N/A Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems. Motion by Cook that this standard is met. Supported by LeMahieu, voice vote, motion carried.

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

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

8. YES X NO _____ N/A _____ Pedestrian and Vehicular Circulation

Proposed driveway entrance and exits, parking areas, service drive and other internal circulation routes shall be located and arranged to assure the safety and convenience of pedestrian and vehicular traffic. If proposed by an applicant or required at the discretion of the Planning Commission, or as otherwise provided in this Ordinance, pedestrian and bicycle pathways, shall be insulated as completely as reasonably possible from the vehicular circulation system. Motion by Coker that this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.

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. Motion by Whelpley that this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.

10. Finding of fact conditions of Site Plan approval.

Copy of Drain Commission approved permit submitted to Zoning Administrator before Site Plan approval is final.

Motion by Coker that this condition is approved. Supported by Beaudoin, all ayes, motion carried.

Motion by Coker the Site Plan for Midwest V, LLC is approved with condition. Supported by Beaudoin, voice vote all ayes, motion carried.

b. Site Plan Review for Dune Town, LLC addition. This request is for an amendment to a existing Site Plan for construction of a 45'x 90' pavilion and a 16'x 50' deck on Parcel # 64-006-029-400-08 and 64-006-029-400-09. Terryn questioned parking, it was determined that the existing 185 parking spaces were adequate.

Secretary read the Site Plan Approval Standards.

1. YES X 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 Coker that this standard is met. Supported by Walsworth, voice vote, motion carried

2. YES X 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 Cook that this standard is met. Supported by LeMahieu, 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. Motion by Whelpley that this standard is N/A. Supported by Cook, voice vote, all ayes, motion carried.

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. Motion by Cook that this standard is N/A. Supported by Coker, voice vote, all ayes, motion carried.

5. YES ___ NO ___ N/A X Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems. Motion by Cook that this standard is N/A. Supported by LeMahieu, voice vote, all ayes, motion carried.

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. Motion by Whelpley that this standard is N/A. Supported by Coker, voice vote, all ayes, motion carried.

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

8. YES NO N/A Pedestrian and Vehicular Circulation

Proposed driveway entrance and exits, parking areas, service drive and other internal circulation routes shall be located and arranged to assure the safety and convenience of pedestrian and vehicular traffic. If proposed by an applicant or required at the discretion of the Planning Commission, or as otherwise provided in this Ordinance, pedestrian and bicycle pathways, shall be insulated as completely as reasonably possible from the vehicular circulation system. Motion by Whelpley that this standard is N/A. Supported by Beaudoin, all ayes, motion carried.

9. YES 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. Motion by Whelpley that this standard is met. Supported by Cook, voice vote, all ayes, motion carried.

10. Finding of fact conditions of Site Plan approval.

None

Motion by LeMahieu that this condition is approved. Supported by Walsworth, voice vote, all ayes, motion carried.

Motion by Coker that the Site Plan for Dune Town, LLC is approved. Supported by Walsworth, voice vote, all ayes, motion carried.

c. Site Plan Review for an amendment to Parrot's Landing existing Site Plan on Parcel#64-006-029-200-06 to add 22' X 72' enclosed lean-to storage structure to an existing 40' X 80' structure.

Secretary read Site Plan Review standards.

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 Coker that this standard is met. Supported by Cook, voice vote, 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 Coker that this standard is met. Supported by Walsworth, voice vote, all ayes, motion carried.

3. YES NO N/A 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. Motion by Cook that this standard is met. Supported by LeMahieu, voice vote, all ayes, motion carried.

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

5. YES NO N/A Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems. Motion by LeMahieu that this standard is met. Supported by Terry, voice vote, all ayes, motion carried.

6. YES NO N/A 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. Motion by Cook that this standard is N/A. Supported by LeMahieu, voice vote, all ayes, motion carried.

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. Motion by Whelpley that this standard is N/A. Supported by Beaudoin, voice vote, all ayes, motion carried.

8. YES ___ NO ___ N/A X Pedestrian and Vehicular Circulation

Proposed driveway entrance and exits, parking areas, service drive and other internal circulation routes shall be located and arranged to assure the safety and convenience of pedestrian and vehicular traffic. If proposed by an applicant or required at the discretion of the Planning Commission, or as otherwise provided in this Ordinance, pedestrian and bicycle pathways, shall be insulated as completely as reasonably possible from the vehicular circulation system. Motion by Whelpley that this standard is N/A. Supported by LeMahieu, all ayes, motion carried.

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. Motion by Cook that this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.

10. Finding of fact conditions of Site Plan approval.

_____ None _____

Motion by LeMahieu that this condition is approved. Supported by Terryn, voice vote, all ayes, motion carried.

Motion by Walsworth that the Site Plan for Parrot's Landing on Parcel #64-006-029-200-06 is approved. Supported by Beaudoin, voice vote, all ayes, motion carried.

Old Business:

- a. Master Plan Review. The public hearing comments to be discussed were; 1. Remove sewer language. 2. Add Cedar Point County Park. 3. Increase Future Land Use Map to include the land bordered by Fox Road, Wilson Road, Deer Road and 34th Ave.

1. Remove Sewer language. Whelpley; leave sewer in but add other approved sewage disposal systems to leave the all alternatives viable. Cook; agreed. Mc Neely suggested the term Sanitary Sewage Disposal to replace the term sewers, as there are storm and other types of sewers. Motion by Beaudoin to remove sewers and replace it with Sanitary Sewage Disposal. Supported by LeMahieu, voice vote, all ayes, motion carried.
2. Add Cedar Point County Park. Whelpley; that was just an oversight it should be in the plan. Motion by Whelpley to place Cedar Point County Park to the list of parks. Supported by Cook, voice vote, all ayes, motion carried.
3. Add the land bordered by Fox Road, Wilson Road, Deer Rod, and 34th Ave. to the Future Land use Plan. Walsworth abstained from the discussion and voting as he owns property in this area. Whelpley; this is a 20-year vision of where commercial development could go. This land already has some commercial uses on it. It is also on the new route for access to the dunes. The township needs more area for future commercial development as long as the state keeps the dunes operating development will continue to happen. Beaudoin doesn't want to forget about the existing residential uses there. Draper; there is property on the east side of Wilson Road that belongs to and is the same parcel number as Golden Sands Golf Course that would be included. There is also the gravel pit belonging to Hallack Contracting that could be included. Audience member Bill Kolenda, Golden Sands owner spoke on plans he would like to do to his business that would enhance the area and keep his children from leaving to work elsewhere. It would also add employment opportunities.

Motion by Whelpley to add the land bordered by Fox Road, Wilson Road, Deer Road, and 34th Ave to the future Land Use Map. Supported by LeMahieu. A voice vote was attempted but results were unattainable. Roll call vote, Beaudoin no, Terryn no, LeMahieu yes, Whelpley yes, Walsworth abstain, Coker yes, Cook no. Tie vote the motion fails

Ordinance Amendments & Other Reports

- a. Section 4.16(3) Change the accessory building language from 200 sq. ft. to 120sq. ft. Draper hasn't had time to study this. Motion by Cook to postpone this issue to a later date. Supported by Terryn, voice vote, all ayes, motion carried.
- b. 4.33(6) Make changes in the front yard parking of RV's. Motion by Terryn to recommend to the township board to not make any changes in Section 4.33(6). Supported by Cook, voice vote, all ayes, motion carried.
- c. Blighted Buildings. Whelpley will get copies of the Shelby Village Blight Ordinance to all members to review and check with them on enforceability.

Public Comment: Patti Hammond; consider reviewing the Master Plan more often than 5 years.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 9:40 PM

Jake Whelpley, Secretary