

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
January 28, 2020**

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

Roll Call: Present; Beaudoin, LeMahieu, Terry, Coker, Cook, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: None Members of the public: 41

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

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

Correspondence: None; Chairman Cook reported that after a public comment at the November meeting, he checked with many townships for their zoning permit counts for last year. The responses were Pentwater 44, Pentwater Village, 42, Golden 92.

Zoning Administrator Report: 4 Zoning permits to date, 57 Rental permits with many more to be processed. Working with EGLE on lakeshore problems and reviewing the Land Division Ordinance.

New Business:

- a. Election of Officers: Coker nominated Cook for Chairman. There were no further nominations. LeMahieu nominated Coker for Vice-Chairman. There were no further nominations. Cook nominated Whelpley for Secretary. There were no further nominations. Motion by LeMahieu to elect the officers as presented. Supported by Beaudoin, all ayes, motion carried.
- b. Rezone Public Hearing for Silver Lake Resort & Campground:
 1. Cook went to the Public Hearing Agenda and opened the Public Hearing.
 2. Draper presented the facts and purpose of the application. The new Master Plan Future Land Use Map calls for the area that this business is in open to Resort Commercial (RC) Zoning. This business is currently zoned PUD (Planned Unit Development). RC zoning will make it easier and more cost effective for the business and township for future development. Mr. Don Tucker, owner, added that it will make it less cumbersome if or when it was sold.
 3. No correspondence pro or con was received.
 4. Public Comment Pro: Mark Rippee, it is a well-run business. Much better than the previous owner. Chuck Reudi, agrees the type of business the area wants. (Chuck Ruedi approached the Planning Commission Board with a letter saying that his comment was written incorrect in the minutes and that his comment was "having gotten to know Don Tucker over the last year and how he operates his business, that from everything I've seen he does things right).
 5. Public Comment Con: None
 6. No follow up comments
 7. Cook Closed the Public Hearing.

8. Deliberation: Whelpley commented that Resorts/Campgrounds are a Special Use in the RC zone. This business has been operating many years successfully, we have an up to date approved site plan on file and there are no changes planned, therefore we should issue a Special Use permit to take effect upon rezoning approval by the township board. Motion by Whelpley to recommend the Township Rezone Parcel # 006-021-300-06, 1786 N 34th Ave. from PUD, Planned Unit Development, to RC, Resort Commercial. Supported by LeMahieu, voice vote, all ayes, motion carried.

Motion by LeMahieu to approve a Special Use Permit For a Resort Campground to Parcel# 006-021-300-06, 1786 N 34th Ave. upon approval of the rezoning by the township board. Supported by Beaudoin, voice vote, all ayes, motion carried.

- c. Proposed Sewer District Ordinance: Cook: we will not take any action on this proposal as we just received it yesterday and we need to have a complete package presented to us. We will listen and maybe ask some questions. Chuck Reudi and Guy Reese presented the proposed Ordinance. The ordinance and associated paperwork is attached. Commission questions following the presentation: Whelpley: How large are the areas you found for comparison? Reudi, Otter Tail Lake MN covered four townships and six lakes, a very large area. Cook: Who is United Voice? Reese, a community group of volunteers divided into committees to work out ways to solve the degradation problems in Silver Lake. Terryn: Who do you represent? Reese; We contacted people and other groups in the lake area for volunteers. Anyone is welcome to help. We got around 20 and committees were set up. Beaudoin: Will we get the attachments and list of properties? Reese: yes. Draper: Does this ordinance propose more stiff requirements then District #10 Health Department's? Reese: Yes. Will you use the Upper Silver Lake Water studies? Reese: Those studies are not scientific data, we probably won't use them. Cook: How will this ordinance effect/change the lake? Reese: reduce the nitrogen/ phosphorus levels. The district was designed for sewer system not septic systems. Reese: yes, we felt it would cover the same area, it may be revised.
- d. 2020 Projects: Cook asked for any possible projects to work on this year. Draper: A review of the Ordinance for grammar and typos. Whelpley: the PUD rezoning should be looked at for possible change to a Special Use. It can be done either way. The cost and time factor should be considered.

Old Business:

- a. None

Ordinance Amendments & Other Reports

- a. Rental Ordinance Committee: Recommended Changes; Section 1.2 capitalize the o in Ordinance. Section 2.1 capitalize the t in Township. Section 2.2 Definitions: Off Street Parking Space, add side before setback. and add "each parking space must be" before nine. Short-Term Rental: 1 after April and March 31 in place of November first of. Section 3.1 Overcrowding: remove the "and" after rooms and add "and kitchens" after closets. Replace Parking with Section before 3.2. Add Section 3.3: Emergency Access: "An application must show provision and

Maintenance of an emergency, unobstructed access of at least twenty feet between the road right-of-way and the primary structure”. Section 4.1 replace January 31 with February 28. Discussion followed about the word side in the parking space definition. Motion by Coker to remove the word side and leave it just setback. Supported by LeMahieu, voice vote, all ayes, motion carried. Motion by Beaudion to send the revised Ordinance to the township board with a recommendation for approval.

- b. Blighted building Committee: No change
- c. Zoning Ordinance Section 4.16(3) The County building Department changed the minimum size for an accessory building needing a permit from 200 sq. ft. to 120 sq. ft. The ordinance will need to be changed. That will be handled when we review it this year.

Public Comment: Mark Rippee On the 20 foot wide emergency access, what about parking in the driveway if that is the access. We will hold off on sending this to the township board until we look at it again at the next meeting.

Linda Stadler: United Voice said they contacted the people and groups in the district area. She knows of nobody in the Upper Silver Lake area herself included that has heard of this plan or anything about it. She is in no way in favor of this at all.

Linda Chapman, Upper Silver Lake Association President: She nor anybody on the Upper Silver Lake Board has been contacted or approached by the United Voice Group. This is all new to her. She takes issue with the statement that their tests are not scientific data. The United Voice people have never to her knowledge seen the data or asked to see it.

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

Jake Whelpley, Secretary