

**GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
February 25, 2020**

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

Roll Call: Present; Beaudoin, Terryn, Coker, Cook, Whelpley, Kolenda, and Zoning Administrator Draper. Absent: LeMahieu Members of the public: 12

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

Minutes: Motion by Beaudoin to approve the January 28, 2020 minutes as presented. Supported by Terryn, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 9 zoning permits issued to date, 1 new dwelling. 1 illegal shed, owner has gotten required permit. Working with a family for a burial on land on 40<sup>th</sup> Ave. 109 rental permits issued to date.

New Business:

- a. Hideaway Campground Major Modification Public Hearing. Cook opened the public hearing. 1. Draper; Major modification is to add lots 40 and 42, Silver Channel Shores Plat to the existing Hideaway Campground PUD. 2. Dan Kolosci, owner, had purchased both lots 40 and 42 that are adjacent to his property and now wants to add them to his PUD. The area will be used for parking, an activity area for volleyball, horseshoe pits, cornhole pits, remote control track and future campground sites. This development will be done over the next five years. 4. Correspondence pro; None. 5. Correspondence Con; Draper had one correspondence and a few phone calls mostly about keeping the road frontage residential and not commercial. 6. Public Comment Pro; Mark Rippee, Dan runs a good operation. 7. Correspondence Con; Mark Borst, during the Master Plan process there were comments about no more campgrounds being approved. 8. Petitioner Rebuttal; Kolosci owns 7 lots that have road frontage with no commercial uses nor does he intend to have any commercial use along the road. 9. Zoning Administrator Summary; None 10. Cook closed the public hearing. Deliberation; Whelpley; is the road frontage portion of lot 42 large enough to be a lot for development? Kolosci; it is 65 feet wide but the intent is to leave it undeveloped. Neither lot 40 nor road frontage on 42 will be developed commercially. Whelpley; would you be agreeable to a condition of approval that they can't be commercially developed? Kolosci; yes.

Site Plan Review: The addition of lots 40 and 42 is an amendment to the existing site plan for the Hideaway Campground PUD site plan. The site plan checklist is adequate for approval. Motion by Whelpley to approve the Site Plan amendment to add lots 40, parcel # 64-006-640-040-00 and 42, parcel # 64-006-640-042-00 to

the Hideaway Campground PUD site plan. Supported by Cook, voice vote, all ayes, motion carried.

Motion by Terryn to recommend to the township board to approve the Major Modification to the Hideaway Campground PUD to add lots 40, parcel # 64-006-640-040-00 and 42 parcel # 64-006-640-042-00, with a condition that neither lot 40 nor the road frontage of 42 (157.2 Deep x 62.7 Wide) can be developed commercially. Supported by Cook, voice vote, all ayes, motion carried.

#### Old Business:

- a. None

#### Ordinance Amendments & Other Reports

Rental Ordinance Report: at the January 28, 2020 meeting the following action was taken from the 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” before nine. Short-Term Rental: 1 after April and March 31 in place of November first. 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.

Cook looked at the driveway and setback issue and found that driveways are allowed in setback areas, setbacks refer to structures only and that setback should be removed in the definition of Off-Street Parking Space. Motion by Cook to remove the word setback from the definition of Off-Street Parking Space. Supported by Coker, voice vote, all ayes, motion carried. Motion by Kolenda to recommend to the township board to approve the changes to the Rental Ordinance: Section 1.2 capitalize the o in Ordinance. Section 2.1 capitalize the t in Township. Section 2.2 Definitions: Off Street Parking Space to read “an area on a lot or parcel of property, not within a public or private right-of-way. Each parking space must be nine (9) feet wide and twenty (20) feet long for parking vehicles or trailers. A vehicle and trailer combination will require two (2) parking spaces. (refer to Section 3.3 Emergency Access) Short-Term Rental: add 1 after April and March 31 in place of November first. 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 wide from the road right-of-way to

the primary structure”. Section 4.1 replace January 31 with February 28. Supported by Terry, voice vote, all ayes, motion carried.

- a. Dangerous Building Committee: Draper presented information on Community Demolition Grants for counties under 50,000 population.

Public Comment: David Doxey; Complaint about two dwellings on one septic tank and one property being sold. Referred to Draper.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:25 PM

Jake Whelpley, Secretary