

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
May 26, 2020**

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

Roll Call: Present; Beaudoin, LeMahieu, Terryn, Coker, Cook, Whelpley, Kolenda and Zoning Administrator Draper. Absent: None Members of the public: 1

Agenda: Motion by LeMahieu to approve the agenda as presented. Supported by Terryn, voice vote, 7 ayes, Whelpley abstained as he was not in attendance. motion carried.

Minutes: Motion by Beaudoin to approve the May 11, 2020 minutes as presented. Supported by Terryn, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 36 Zoning permits to date. 153 Rental permits to date. There will be fireworks at Silver Lake for the 4th of July.

New Business: None

a.

Old Business:

a. Ortman Condo Special Use

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

5. YES__X__NO_____ N/A_____ Soil Erosion

Proposed developments or uses shall not result in soil erosion or sedimentation problems. Motion by Whelpley that this standard is met. 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 met. Supported by Kolenda, 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 met. Supported by LeMahieu, 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 Cook that this standard is met. Supported by Kolenda, 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; Driveway can't drain on neighbor's property and stop blocks must be removed.

Motion by LeMahieu to approve the conditions. Supported by Cook, voice vote, all ayes, motion carried.

Motion by LeMahieu to approve Ortman Condo Site Plan with conditions. Supported by Cook, Voice vote, all ayes, motion carried.

SPECIAL USE APPROVAL STANDARDS

1. YES NO N/A The property subject to the application is in a zoning district in which the proposed special use is allowed by district regulations. Motion by Kolenda that this standard is met. Supported by Cook, voice vote, all ayes, motion carried.

2. YES NO N/A The special use will comply with any specific standards applicable to it as listed by the appropriate zoning district regulations. Motion by Kolenda this standard is met. Supported by LeMahieu, voice vote, all ayes, motion carried.

3. YES NO N/A The special use will be constructed, operated, and maintained to be harmonious with the character of the general vicinity, and will not change the essential character of the area in which it is located. Motion by Cook, this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried.

4. YES NO N/A The special use will be consistent with intent and purpose of the township master plan, as well as the intent and purpose of the zoning district in which it is located. Motion by Whelpley, this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried.

5. YES NO N/A The special use will not result in a material burden on police and fire services, nor on other public services or facilities, and will be served by public services and facilities, or the applicant will adequately provide any such public service or facilities. Motion by Whelpley, this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried

6. YES NO N/A The special use will not create excessive additional public costs and will not be detrimental to the economic welfare of the township. Motion by Cook, this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried.

7. YES NO N/A The special use will not diminish the opportunity for surrounding property owners to use and develop their property as zoned. Motion

by Whelpley, this standard is met. Supported by LeMahieu, voice vote, all ayes, motion carried.

8. YES NO N/A The special use will be designed, constructed, operated and maintained so as not to negatively impact the character of the land uses in the surrounding area. Motion by Whelpley, this standard is met. Supported by Cook, voice vote, all ayes, motion carried.

9. YES NO N/A The special use will not involve activities, processes, materials, or equipment that will create a nuisance for other properties in the vicinity because of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap materials. The special use will not be hazardous or disturbing to existing nearby uses. Motion by Cook, this standard is met. Supported by Terryn, voice vote, six ayes LeMahieu nay because of neighbor's complaint, motion carried.

10. YES NO N/A The special use will be harmonious and in accordance with the goals and objectives of the Golden Township Master Plan. Motion by Whelpley this standard is met. Supported by Cook, voice vote, all ayes, motion carried.

11. YES NO N/A The special use will be consistent with the intent and purposes of the Golden Township Zoning Ordinance, and the standards for site plan approval outlined in Chapter 13.11. Motion by Whelpley this standard is met. Supported by Kolenda, all ayes, motion carried.

12. Conditions of special use permit approval; driveway can't drain on neighbor's property and stop blocks must be removed. Motion by LeMahieu to approve conditions. Supported by Cook, all ayes, motion carried.

Motion by Kolenda to approve Ortman Condo Special Use Permit with conditions. Supported by Beaudoin, voice vote, all ayes, motion carried.

b. Site Plan Approval for Craig's Cruisers

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

4. YES__X__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 Cook that this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried.

5. YES__X__NO___ N/A___ Soil Erosion

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

10. Finding of fact conditions of Site Plan approval. None

Motion by LeMahieu that Craig's Cruisers Site Plan is approved. Supported by Kolenda, voice vote, all ayes, motion carried.

c. PM Collision Site Plan Approval

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

4. YES__X__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 Cook that this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried.

5. YES__X__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 Whelpley, voice vote, all ayes, motion carried.

6. YES__X__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 Kolenda, voice vote, all ayes, motion carried.

7. YES__X__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 Kolenda that this standard is met. Supported by Cook, 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 Kolenda that this standard is met. Supported by Cook, 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 Kolenda 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 PM Collision Site Plan is approved. Supported by Kolenda, voice vote, all ayes, motion carried.

d. Carrying On Racing, LLC PUD Rezoning

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

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

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

6. YES ___ X ___ 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 met. Supported by Kolenda, voice vote, all ayes, motion carried.

7. YES ___ X ___ 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 LeMahieu, 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 Terryn that this standard is met. Supported by Beaudoin, 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 Beaudoin 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 the site plan is approved. Supported by Coker, voice vote, all ayes, motion carried.

Subcommittee recommendations of conditions for approval were presented. After discussion the conditions were finalized to be included in the PUD.

PUD Approval Standards

1. YES NO N/A Use or uses established in a PUD shall be consistent with the township's Master Plan and its Zoning Ordinance. The type of development authorized by the PUD will be consistent with the intent and purpose of the Master Plan, as well as the intent and purpose of the underlying zoning district in which the PUD is located. Motion by Cook that this standard is met. Supported by LeMahieu, voice vote, all ayes motion carried.
2. YES NO N/A The proposed PUD will create a recognizable and substantial benefit. The granting of PUD zoning will result in a recognizable and substantial benefit to the users and of the PUD and the township. Such benefits would not likely be realized if the PUD was not granted. Motion by Whelpley that this standard is met. Supported by Cook, voice vote, All ayes motion carried.
3. YES NO N/A The proposed PUD will not burden public roads, facilities, utilities, and services. The uses or uses established in the PUD will not result in a material burden on police and fire services, nor on other public services or facilities. Motion by Beaudoin that this standard is met. Supported by Terryn, voice vote, all ayes motion carried.
4. YES NO N/A The proposed PUD will not materially impact use and development of surrounding property. The uses or uses established in the PUD will not diminish the opportunity for surrounding owners to use and develop their property as zoned. Motion by LeMahieu that this standard is met. Supported by Terryn , voice vote, all ayes motion carried.
5. YES NO N/A Single ownership or control required. The proposed PUD is under single ownership or control. A single person or entity has responsibility for completing the project in conformity with the approved site plan and any conditions of approval. Motion by Cook that this standard is met. Supported by LeMahieu, voice vote, all ayes motion carried.
6. YES NO N/A Incorporation of natural features and environmental amenities required.
Natural features, including watercourses, natural and artificial drainage ways, wetlands, floodplains, sand dune areas, lakes, ponds, stands of trees, etc. shall be substantially incorporated into the design and construction of the PUD. The PUD shall be designed so as to require a minimum disturbance of the natural topography. Motion by Whelpley that this standard is met. Supported by Kolenda, voice vote, all ayes motion carried.
7. YES NO N/A Completion Of construction of buildings and improvements.

Buildings and improvements must be completed prior to use and occupancy unless such use or occupancy will not impair the health, safety, and general welfare of the users or occupant of the PUD, and the users and occupants of the adjoining property. The Planning Commission may establish conditions applicable to the completion of buildings and other improvements. Motion by Beaudoin that this standard is met. Supported by LeMahieu, voice vote, all ayes motion carried.

8. YES ___ NO ___ N/A X Performance guarantees.

The Planning Commission may require performance guarantee (cash, certified check, irrevocable letter of credit, or surety) covering the estimated cost of completing improvements within the PUD. For purposes of this subsection, the term “improvements” means features including roadways, lighting, utilities, sidewalks, storm drainage facilities, screening and the like deemed by the Planning Commission as reasonably necessary to protect the health, safety, and welfare of the residents of the township and future users or inhabitants of the proposed PUD. Improvements do not include the entire PUD. Motion by Whelpley that this standard is met. Supported by Cook, voice vote, all ayes motion carried.

Motion by Cook to recommend to the township board to approve the request from Carrying On Racing, LLC to rezone Parcel # 64-006-015-100-04 from Agricultural Residential to Planned Unit Development with the following Conditions:

1. Overnight parking for events only and restricted to registered racers and crew members, 24 hours before events start and up to 24 hours after events finish.
2. A list of scheduled events must be received by Zoning Administrator 30 days before the first event. Changes must be received 30 days before the changed event.
3. Overnight parking limited to 50 RV units and 50 non-RV trailer units. Reviewable upon request.
4. All RV units must be equipped with sewage holding tanks.
5. During large events PUD owner must supply sewage pumping service.
6. Winter storage must be located on the North portion of the PUD as shown on the approved site plan.
7. Planning Commission must receive an updated site plan before Hill Climb and Mud Bog events occur.
8. All township, county, state federal laws must be followed.
9. A site manager must be on site during all events.
10. Track rules must be received by the Zoning Administrator before each season begins.

Motion by Cook to recommend to the township board to approve the rezoning of Parcel # 64-006-015-100-04, Carrying On Racing, LLC from Agricultural Residential to Planned Unit Development with conditions. Supported by Beaudoin, all ayes Motion carried.

Ordinance Amendments & Other Reports

a. None

Public Comment: None

Adjournment: There being no further business to come before the commission the meeting was adjourned at 9:15 PM

Jake Whelpley, Secretary