

**GOLDEN TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
March 30, 2021**

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

Roll Call: Present; Rapa, Terry, Coker, Kramer, Kolenda, Whelpley, Beaudoin via zoom, Zoning Administrator Draper. Absent: None Members of the public: 18

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

Minutes: Motion by Kolenda to approve the February 23, 2021 minutes as presented. Supported by Terry, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 24 zoning permits issued to date. The language about storage units in the AR zone needs to be clarified.

New Business:

- a. Create a committee to research ORV's on roads; The township board has asked the planning commission to work on the issue of allowing ORVs on township roads. Chairman Coker appointed Kolenda, Rapa, and Whelpley to that committee. Discussion ensued about holding a public hearing on the matter. Motion by Kolenda to advertise for a public hearing at the April 27, 2021 meeting, 2<sup>nd</sup> by Rapa. Committee will meet 10:00 AM April 16, 2021. The sheriff, Mr. Meyers of Lake County, Mark Timmer OCRC, Tim Beggs County Commissioner, and others will be invited.
- b. Site Plan Review Pham Restaurant; a site plan for the destruction of existing buildings and new construction of a restaurant on Parcel #64-006-652-178-00 were presented. presented by Mr. Jeff Harwood. Mr. Harwood was present via zoom. Kolenda asked about the following items, location of the driveway, well location, use of the existing metal building, was the old building being demolished, added lighting. Mr. Harwood addressed each. The driveway will be off of Hazel Road, they don't have the well location from the Health department as of yet. The metal building will be for storage only. Old building will be removed and a completely new building will be built. Lighting will be attached and pointed downward.

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

10. Finding of fact conditions of Site Plan approval.

New site plan with well location and driveway details and Road Commission driveway permit. Motion by Whelpley that this Site Plan is approved with conditions is approved. Supported by Kramer, voice vote, all ayes, motion carried

Old Business:

- a. United Voice Response; Whelpley presented a letter to the United Voice group responding to concerns raised by Mr. Charles Reudi at the February 23, 2021 meeting.

Ordinance Amendments & Other Reports

- a. Committee report on Outdoor Gatherings; committee met and wrote some changes to the Outdoor Gathering Ordinance pertaining to alcohol use at township parks. Attorney McNeely opined that the changes should be included in the park rules not the Outdoor Gathering Ordinance. The issue was sent back to the committee for further review.
- b. Committee report RVs for Rental; committee met and sent new language to Attorney for review. The following is his recommendation.0 A recreational vehicle's (RV'S) sanitary system shall be connected to an on-site-waste-treatment-system approved and permitted by the Oceana County District #10 Health Department. The RV shall be situated so as to meet all Township zoning setback requirements, and shall be permitted by a permit issued pursuant to the Township's Short-Term Rental Ordinance #52. Any application for such a Short-Term Rental Ordinance permit be accompanied by the permit from County District #10 Health Department showing that the on-site-waste-treatment-system is sized properly for the additional burden of the RV's sewage system. Motion by Rapa to recommend to the Township board to Amend the Short-Term Rental Ordinance #52 with this new language. Supported by Kramer, voice vote, all ayes, motion carried.

Public Comment: Ben Dozeman, new owner of the sand drag race track introduced himself to the commission.

Mark Borst opposed allowing golf carts and ORV's on township roads.

Larry Kaas opposed allowing ORV's on township roads for safety reasons.

Nancy Husk opposed to ORV's on township roads for safety reasons.

Tom Hartman opposed to allowing unlicensed and uninsured vehicles on township roads.

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

Jake Whelpley, Secretary