

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 29, 2021**

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

Roll Call: Present; Beaudoin, Rapa, Terryn, Coker, Kramer, Kolenda, Whelpley, Ed McNeely Attorney and Zoning Administrator Draper. Absent: None Members of the public: 10

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

Minutes: Motion by Rapa to approve the May 25, 2021 minutes as presented. Supported by Kolenda, voice vote, all ayes, motion carried.

Public Comments on Agenda Items: None

Correspondence: None

Zoning Administrator Report: 52 Zoning Permits 15 new dwellings, 178 Rental Permits issued to date. Flood Plane Maps have been finalized and are available for public review.

New Business:

- a. Public hearing for Leutzinger Cell Tower Special Use Permit: Chair open the public hearing. Draper explained the request. Representatives from Parallel Towers III LLC explained the need for the tower as the existing tower space they rent has become too expensive to continue. There will be no double coverage. No correspondence pro or con has been received. No public comment pro or con was offered.

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 Kramer, 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 Beaudoin that this standard is met. Supported by Terryn, 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 Whelpley, 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 Kolenda that this standard is met. Supported by Rapa, 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 Not Applicable. 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 Whelpley that this standard is Not Applicable. Supported by Kolenda, 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 Kramer, 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 Kramer that this standard is met. Supported by Beaudoin, all ayes, motion carried.

9. YES NO N/A Compliance with Applicable County, State and Federal Statutes. Motion by Kolenda that this standard is met. Supported by Kramer, voice vote, all ayes, motion carried.

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

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

9. YES__X_ 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 Beaudoin, this standard is met. Supported by Kramer, voice vote, all ayes, motion carried.

10. YES__X_ 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 Beaudoin this standard is met. Supported by Whelpley, voice vote, all ayes, motion carried.

11. YES__X_ 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 Kolenda this standard is met. Supported by Terryn, all ayes, motion carried.

12. Conditions of special use permit approval; None

Motion by Kolenda to approve the Leutzinger Cell Tower Site Plan. Supported by Kramer, voice vote, all ayes, motion carried.

Motion by Kolenda to approve the Leutzinger Special Use Permit. Supported by Beaudoin, voice vote, all ayes, motion carried.

Old Business: None

Ordinance Amendments & Other Reports

- a. Temporary Mobile Vendors committee report: Recommendation to add “Except an event obtaining an Outdoor Gathering Permit to Section 4.42 of the zoning Ordinance. The proposed language to be reviewed by the township attorney. Motion by Kolenda to start to amendment process after the legal approval of the language. Supported by Kramer, voice vote, all ayes, motion carried.

Non-Agenda Public Comment: None

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

Jake Whelpley, Secretary