

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
July 27, 2021

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

Roll Call: Present; Beaudoin, Rapa, Coker, Kramer, Kolenda, Whelpley, and Zoning Administrator Draper. Absent: Terryn Members of the public: 6

Agenda: Draper requested to add two items to New Business. Preapplication conferences for Mr. Ferwerda, Helicopter Rides, and Mr. Lucio, Wedding Venue. Motion by Kolenda to approve the agenda with additions. Supported by Rapa, voice vote, all ayes, motion carried.

Minutes: Motion by Rapa to approve the June 29, 2021 minutes as presented. Supported by Kramer, voice vote, all ayes, motion carried.

Public Comments: None

Correspondence: Letter received about temporary campground being allowed.

Zoning Administrator Report: None

New Business:

- a. Site Plan Review for Wolverine Power Coop. Site plan presented for upgrades to the Silver Lake Distribution Substation at 34th Avenue and Taylor Road. Old inadequate equipment will be replaced with new equipment to meet the future needs for electric power. Kolenda asked if there would be any loss of power during the change over to the new system. There will be no disruption in service during the changeover.

Site Plan Review 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 Beaudoin, 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 Kramer that this standard is met. Supported by Rapa, 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 Whelpley that this standard is met. Supported by Kramer, 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 Rapa that this standard is met. Supported by Beaudoin, 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 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 Beaudoin by 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 Rapa 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 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 Beaudoin, voice vote, all ayes, motion carried.

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

Motion Beaudoin to approve the Wolverine Power Cooperative Site Plan. Supported by Kramer, voice vote, all ayes, motion carried.

b. Mr. Ferwerda preapplication conference. He would like to use property at Hazel Road and 34th Avenue for a starting point for helicopter rides during the Applefest. The parcel is zoned RC, Resort Commercial. A site plan should be brought to the Planning Commission for review. This use would be part of the Applefest and can be allowed. A site plan will be presented at the August 31 meeting.

c. Mr. Lucio would like to offer his property on Wilson Road as wedding venue. It's zoned AR, Agriculture Residential, approximately 4.8 acres. The zoning ordinance currently has no provisions for wedding venues. Draper will look at other ordinances and recommendations available pertaining to the request.

Old Business:

a. None

Ordinance Amendments & Other Reports

a. None

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:35

Jake Whelpley, Secretary