

GOLDEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES January 25, 2022

Meeting called to order at 7:30 P.M. by Vice Chair Kramer, Pledge of Allegiance recited.

Roll Call: Present; Beaudoin, Terryn, Kramer, Kolenda, Whelpley, Dykstra, Ed McNeely: Township Attorney, Rob Draper: Zoning Administrator. Absent; Coker. Members of the public: 5

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

Approval of the Minutes of the November 30,2021 Meeting: motion by Beaudoin to approve the minutes of the November 30,2021 as meeting presented. Supported by Terryn, voice vote, all ayes motion carried.

Public Comment: None

Correspondence: None

Zoning Administrator Report: 100 zoning permits issued for 2021, 184 rental permits issued to date with more ready to be processed. Received notice from Spencer North about helicopter tours for some dates during the summer. Attorney McNeely will review the letter and give an opinion at the next meeting.

New Business:

- a. Election of Officers; Motion by Kolenda to nominate Coker for Chair. Supported by Dykstra. There were no further nominations. Voice vote, all ayes, Coker was elected Chair. Motion by Whelpley to nominate Kramer for Vice Chair supported by Kolenda. There were no further nominations. Voice vote, all ayes. Kramer was elected Vice Chair. Motion by Kolenda to nominate Whelpley for Secretary, supported by Dykstra. There were no further nominations. Voice vote, all ayes. Whelpley was elected Secretary.
- b. Oceana Historical & Genealogy Society Special Use Public Hearing: Motion by Kolenda to open the Public Hearing, supported by Dykstra. Zoning Administrator: Application is to add Block 23 lots 7,8, the East 20 Feet of lot 16, all of lots 17,18,19, 20, Block 22 lots 9,10,11, Block 14 lot 22 to the existing Special Use for Block 23 lots 1,2,3,4,21,22 in the Plat of Mears. A second application to build a 48'x48' structure on Lots 17 and 18 of Block 23. This will consolidate the Mears Historical Park property.

Petitioner Presentation: Paul Erickson President of OHGS explained the need for more parking and walking paths in the park. The society wants to build a post and beam barn for public education. They have money ready for these projects.

Correspondence: None pro or con.

Public Comment: None pro or con.

Motion by Beaudoin to close the public hearing, supported by Whelpley.

Deliberation:

Special use approval standards

1. YES NO N/A The property subject to the application is located in a zoning district in which the proposed special use is allowed by district regulations.

Motion by Whelpley that this standard is met. Supported by Dykstra, 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 appropriate zoning district regulations. Motion by Whelpley that this standard is met. Supported by Dykstra, voice vote, all ayes, motion carried.

3. YES NO N/A The special use will be constructed, operated, and maintained so as 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 Beaudoin that 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 the 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 Kramer that this standard is met. Supported by Dykstra, 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 adequately served by public services and facilities, or that the applicant will adequately provide any such service or facilities. Motion by Beaudoin that this standard is met. Supported by Terryn, 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 welfare of the Township. Motion by Whelpley that this standard is met. Supported by Kramer, 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 Beaudoin that this standard is met. Supported by Dykstra, 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 that this standard is met. Supported by Dykstra, 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 by reason 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 Dykstra that this standard is met. Supported by Kramer, voice vote, all ayes, 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 Beaudoin that this standard is met. Supported by Kolenda, voice vote, all ayes, motion carried.

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

12. Finding of fact for conditions of approval of Special use permit.

None

Based on the fact that all the Special Use approvals standards have been met, motion by Kolenda to approve the Special Use for the Oceana Historical and Genealogy Society to add Block 23 lots 7,8, the East 20 Feet of lot 16, all of lots existing Special Use for Block 23 lots 1,2,3,4,21,22 in the Plat of Mears to existing Mears Historical Park. Supported by Dykstra, voice vote, all ayes, motion carried.

Application for Site Plan Review for Oceana Historical Society to construct a 48'X48' post and beam barn on lots 17&18 of Block 23, Plat of Mears. Kolenda asked if there will be water and electricity to the barn. Mr. Erickson said yes. There were no further questions.

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

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

Based on the fact that the Site Plan Approval Standards are met, motion by Kolenda to approve the Site Plan for Oceana Historical & Genealogy Society to build a 48'X48' post and beam barn on lots 17&18, Block23 Plat of Mears. Supported by Dykstra, voice vote, all ayes, motion carried.

Amendment committee will meet February 18, 2022 to have proposed amendments ready for the February 22, 2022 meeting.

There being no further business to come before the commission. Meeting adjourned at 8:40 PM.

Jake Whelpley, Secretary