

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
March 29, 2022**

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

Roll Call: Present; Coker, Beaudoin, Terry, Kolenda, Dykstra, Ed McNeely, Township Attorney, Rob Draper, Zoning Administrator. Absent; Kramer, Whelpley. Members of the public: 100+

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 January 25, 2022 Meeting: Motion by Kolenda to approve the minutes of the January 25, 2022 meeting as presented. Supported by Dykstra voice vote, all ayes, motion carried.

Public Comment: None

Correspondence: None

Zoning Administrator Report: Draper stated that there were 16 zoning permits with 6 new homes and 154 rental permits as of March 29th, 2022

New Business:

- a. Oceana Historical Society Site Plan Review; Site Plan is for moving the proposed 48x48 barn from Block 23, Lots 17 & 18 to Block 22 Lots 10 & 11 Plat of Mears. Paul Erickson presented the plan and reasons for the move. Review of Approval Standards was conducted.

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

10. Finding of fact conditions of Site Plan approval. No conditions were added.

Motion by Kolenda that all Site Plan Standards of Approval are met and the site plan for 48'x48' barn with a 48'x14' Lean-to on Block 22, Lot 10 Plat of Mears be approved. Supported by Dykstra, voice vote, all ayes, motion carried.

- b. Site Plan Review for Grace Adventures to construct a 21,000 sq. ft. structure on Parcel # 64-006-020-200-03. Structure will replace existing structure that will be demolished. Review of Approval Standards was conducted.

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

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

10. Finding of fact conditions of Site Plan approval. No conditions were added

Motion by Kolenda that all Site Plan Approval Standards have been met and the Site plan for a 21,000 sq. ft. structure on Parcel # 64-006-020-200-03 be approved. Supported by Dykstra, voice vote, all ayes, motion carried.

- c. Rezoning Public Hearing for Alpha Land Co; The application is to rezone Parcel #64-006-021-300-08 & 64-006-021-300-12 from AR, Agriculture Residential, to RC, Resort Commercial. Chairman Coker opened the public hearing.

Alpha Land Co. explained that the current use of the land is more commercial than Agricultural or residential.

Draper stated the Master Land Use Plan allows for the zoning be changed to commercial.

There was no correspondence pro or con.

There was no public comment pro or con.

Chairman Coker closed the public hearing.

Kolenda: Master Plan allows this change.

Motion by Kolenda to recommend to the Township Board to approve to rezoning of Parcels #64-006-021-200-03 & 64-006-021-200-12 from AR Agriculture Residential to Resort Commercial. Supported by Dykstra, voice vote, all ayes, motion carried.

- d. Gemini Resorts Special Use: Public hearing for amusement in the RC Zone.

Chairman Coker opened the public hearing.

Draper Z.A.: Parcel #64-006-028-100-09 is zoned RC, Resort Commercial, Amusements are allowed as a Special Use.

Applicant: Request is to operate 10-minute helicopter rides from this property around the Silver Lake area. There will be 3 passengers per ride.

Correspondence: Written Pro; 20, asked for conditions. Con; 151.
Oral Pro; 10. Con; 26

Applicant Rebuttal: None

Z.A. Summary: None

Chairman Coker closed the public hearing.

Deliberation: Kolenda: There is so much information to look at we need to have a sub-committee shift through it all and summarize it for us. Motion by Kolenda to table this request and that the chairman appoint a sub-committee to review all the information. Supported by Terryn, voice vote 4 ayes, Beaudoin nay, motion carried. Chairman Coker appointed Kolenda, Dykstra, and Beaudoin to the sub-committee:

Old Business: None

Ordinance Amendments & Other Reports: Proposed Amendments; Motion by Kolenda to postpone the amendments due the lateness of the hour. Supported by Dykstra, voice vote all ayes, motion carried.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 9 45 P.M.

Jake Whelpley, Secretary