

# **GOLDEN TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES July 25, 2023**

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

Roll Call: Present; Coker, Beaudoin, Butcher, Kramer, Rippee, Whelpley, Dykstra, Rob Draper, Zoning Administrator, Ed McNeely, Township Attorney. Absent; None.

Members of the public: 12

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

Approval of the Minutes of the Meeting: Motion by Dykstra to approve the minutes of the June 27, 2023 meeting as presented. Supported by Kramer voice vote, all ayes, motion carried.

Public Comment: Beaudoin will stay after the meeting to collect donations for a memorial brick at Silver Lake Township Park for Leo Terryn.

Remember the issues discussed before about RV's on roads.

Should only allow legal RV's with insurance.

People now are allowing under age kids driving golf carts on streets.

Correspondence: None

Zoning Administrator Report: 56 zoning permits, 16 new dwellings and 222 rental permits issued to date. The Pentwater master Plan is available for review and comment. There are some issues about septic tank inspections.

New Business:

- a. Public Hearing for Rezoning Parcels 64-006-023-200-09,023-200-10, 023-200-11.

Chair opened the Public Hearin.

Zoning administrator: Christopher Terhaar, Jack Turnblom, and Mark Henderson requesting to rezone these parcels from AR Agriculture Residential to R-1 residential. The purpose is to realign property lines to make 200-10 and 200-11 larger and conforming to lot sizes in the R-1 zone. Currently they are non-conforming to AR lot sizes.

Petitioners: Rezoning would allow the 3 owners to make property line adjustments to make all properties conform to the lots sizes in the R-1 District.

Correspondence: None pro or con.

Public comment: None

Chair closed the public Hearing

Deliberation:

### Rezoning Guidelines

In order for the Planning Commission and Township Board to objectively determine whether a proposed rezoning is appropriated, the following guidelines should be considered:

- a. Are there substantial reasons why the property cannot be reasonably used a currently zoned? Motion by Rippee this guideline is yes, the parcels are all nonconforming. Supported by Kramer, voice vote, all ayes, motion carried.
- b. Is the use desired to be established in the new district more appropriately handled as a special land use in the existing or another zoning district. Motion by Whelpley this guideline is nonapplicable. Supported by Beaudoin, voice vote, all ayes, motion carried.
- c. Is the rezoning supported by the Master Plan? Motion by Kramer this guideline is yes, Master Plan calls for making nonconforming parcels conforming. Supported by Dykstra, voice vote, all ayes, motion carried.
- d. Would a change of district boundaries be compatible with existing land uses in the area? Will it adversely affect neighboring nearby property values? Motion by Kramer this guideline is yes and no. Supported by Butcher, voice vote, all ayes, motion carried.
- e. Are adequate sites available elsewhere that are already properly zoned to accommodate the proposed use? Motion by Whelpley this guideline is nonapplicable. Supported by Kramer, voice vote, all ayes, motion carried.
- f. Would the rezoning constitute a spot zone classification? Motion by Rippee this guideline is no. Supported by Dykstra, voice vote, all ayes, motion carried.
- g. Was there a mistake in the original zoning classification? Motion by Whelpley, this guideline is no. Supported by Dykstra, voice vote, all ayes, motion carried.
- h. Has there been a change of conditions in the area of the land subject to the proposed rezoning? Motion by Whelpley this guideline is no. Supported by, Dykstra voice vote, all ayes, motion carried.
- i. Would the change severely impact the traffic, public facilities, and the natural characteristics of the area or significantly change population density? Is the change consistent with the purposes for which the zoning ordinance was

adopted? Motion by Rippee this guideline is no and yes. Supported by Dykstra, voice vote, all ayes, motion carried.

- j. Is the proposed change out of scale with the needs of the community? Motion by Whelpley this guideline is no. Supported by Dykstra, voice vote, all ayes, motion carried.
- k. Will the rezoning stimulate other similar requests? If so, would rezoning the property have a negative impact on community plans and public services? Motion by Whelpley this guideline is no. Supported by Dykstra, voice vote, all ayes, motion carried.
- l. Is the proposed change precedent setting? Motion by Dykstra this guideline is no. Supported by Kramer, voice vote, all ayes, motion carried.
- m. Is the proposed boundary appropriate? Motion by Whelpley this guideline is yes. Supported by Butcher, voice vote, all ayes, motion carried.

After discussion and review of the guidelines for rezoning motion by Whelpley to recommend to the Township Board to approve the rezoning of Parcels 64-006-022-200-09, 64-006-023-200-10, and 64-006-023-200-11 from AR, Agriculture Residential, R-1 Residential. Supported by Kramer, voice vote, all ayes, motion carried.

b. Special Use Public Hearing Ferwerda Management Co.

Chair opened the public hearing

Request is for a Special Use permit for commercial storage on Parcel 64-006-028-300-07 zoned AR, Agriculture Residential.

Mr. Ferwerda was unable to attend due to illness.

Correspondence: None pro or con.

Public comment: None pro or con

Chair closed the public hearing

Deliberation:

**GOLDEN TOWNSHIP PLANNING COMMISSION**

**SPECIAL USE APPROVAL STANDARDS**

**FINDING OF FACTS**

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 Dykstra that this standard is met. Supported by Butcher, 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 Dykstra that this standard is met. Supported by Rippee, 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 Whelpley that this 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 Dykstra that this standard is met. Supported by Kramer, 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 Rippee that this standard is met. Supported by Dykstra, 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 Rippee that this standard is met. Supported by Dykstra, voice vote, all ayes, motion carried.

8. YES  NO  N/A  The special use will 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 Rippee, 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 Dykstra that this standard is met. Supported by Butcher, 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 Whelpley by that this standard is met. Supported by Kramer, voice vote, all ayes, motion carried.

Site plan doesn't show the height of the building. Motion by Whelpley that the site plan must show the building height before the permit is issued. Supported by Dykstra, voice vote, all ayes, motion carried.

Motion by Whelpley to approve the Special Use permit for commercial storage on Parcel 64-006-028-300-07 with a condition that a building height be shown on the site plan before the permit is issued. Supported by Dykstra, voice vote, all ayes, motion carried.

Old Business: Ordinance Amendments & Other Reports: members have homework to study the ordinance for changes.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:05 P.M.

Jake Whelpley, Secretary