

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

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

Roll Call: Present; Beaudoin, Butcher, Kramer, Rippee, Whelpley, Coker, Dykstra, Rob Draper, Zoning Administrator, Ed McNeely, Township Attorney. Absent; None. Members of the public: 6

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

Approval of the Minutes of the July 25, 2023 Meeting: Motion by Kramer to approve the minutes of the July 25, 2023 meeting as presented. Supported by Rippee, voice vote, all ayes motion carried.

Public Comment: Beaudoin reported that \$145.00 was raised for Leo Terryn's memorial. \$100.00 for the brick at the Silver Lake Park, \$45.00 to the Crystal Valley Care Fund.

Mr. Ferwerda: public comment should be held at beginning and the end of each meeting and PC should look at allowing marijuana businesses in the township as there is much revenue to be raised with it.

Correspondence: Two letters received; opposed to the proposed campground East of Mears, and opposed to ORV's on roads.

Zoning Administrator Report: 69 zoning permits, 20 new dwellings, 226 rental permits issued to date. One rental permit has been denied due to no septic information. Approved Sand Drag-way request to add one day to an event.

Request to sell fireworks on Oceana Auto's property on Polk Road is being reviewed.

New Business: None

Old Business

a. Ferwerda Mgmt. Site Plan Review:

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

9. YES NO N/A Compliance with Applicable County, State and Federal Statutes.

Site plans shall conform to applicable county, state, and federal laws. Site plan approval and an occupancy permit may be conditioned on receipt of necessary county, state, and federal permits. Motion by Whelpley this standard is met. Supported by Rippee, voice vote, all ayes, motion carried.

Motion by Rippee that Ferwerda Management site plan for a 60' x 140' x 26' building on Parcel #64-006-028-300-07 be approved. Supported by Whelpley, voice vote, all ayes, motion carried.

Ordinance Amendments & Other Reports:

Chairman Coker appointed Dykstra, Beaudoin, and Butcher to a committee to work on a list of proposed zoning ordinance changes. Kramer asked to have the committee review the formatting for consistency.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 7:52 P. M.

Jake Whelpley, Secretary