

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
December 28, 2010
6:30 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 6:31 p.m. by Bill Kolenda. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Kolenda, Terryn, Wilson, Mitteer, Ferwerda, Whitney, Hosner & Jake Whelpley, Zoning Administrator. Absent: Marciniak, Fuehring.
3. Approval of Agenda: Whitney motioned to approve the agenda as presented, Mitteer support, all yes, motion carried.
4. Approval of Minutes
 - Motion by Terryn, support by Wilson to approve the minutes of the November 30th Planning Commission meeting as submitted. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
 - Continues to work on the Master Plan
7. New Business:
 - A. Set meeting dates for 2011
 - Motion by Whitney, support by Mitteer to schedule 2011 Regular Planning Commission meetings for the last Tuesday of every month at 7:00pm at Golden Township Hall. All yes, motion carried.
 - B. Site Plan Review for Kathy Vriesman, Whippy Dip
 - Ferwerda removed himself from the Planning Commission Board for this issue as he is related to the owner.
 - Zoned Resort Commercial Property.
 - Addition would add work space to the back of the business and create an open air pavilion for customers.
 - Changes to the parking lot would improve the flow of traffic.
 - Drainage was considered and discussed. The additions would not change the footprint of the pavement at the site.
 - Set backs were considered and discussed. The plan would meet the required minimums of 25' for the front and back and 10' on each side.
 - This is just a modification to the original site plan.
 - No changes to the playground.
 - Whelpley considered all items on the Site Plan checklist and recommends approval.

-Kolenda summarized the Site Plan Review and Approval Standards. After discussion, the PC Board believes this Site Plan does not conflict with any of the following:

1. Compliance with Zoning District Regulations
2. Organization of Elements
3. Preservation of Natural Features and Natural Landscape
4. Drainage Provisions
5. Soil Erosion
6. Screening and Buffering
7. Emergency Vehicle Access
8. Pedestrian and Vehicular Circulation
9. Compliance with Applicable County, State and Federal Statutes

-Motion by Mitteer, support by Wilson to approve the Site Plan for Kathy Vriesman, at the Whippy Dip, as presented. All yes (Ferwerda abstained), motion carried.

-Ferwerda again joined the Board at the table.

8. Old Business: None

9. Ordinance Amendments & Other Reports

a. Master Plan Review

-Planning Commission Board discussed changes and improvements to the Master Plan. Most changes were related to issues that were brought to the Board's attention through the surveys that were filled out and returned by residents.

-Whelpley will work on getting maps incorporated in to the Master Plan, possibly with the help of WMSRDC. (West MI Shoreline Regional Dev. Committee)

-After the maps have been incorporated, the Master Plan will go to the Township Board, then Public Hearings. Next the Master Plan will be presented to other local government and agencies. Following this, revisions can be made by the Golden Township Planning Commission, then final approval will be needed from the Golden Township Board.

10. Public Comments:

1. Dr. Roseman questioned whether the Master Plan could be reviewed by WMSRDC in addition to, or instead of the Township Attorney, as they may have more insight in to specific issues related to Township Planning.

2. Dr. Roseman also questioned if the PC Board had a copy of the Master Plan with the corrections that had been made from the original. Kolenda commented that everyone had their own copy, and all of the changes that were made were reviewed at this meeting. Roseman commented that it is sometimes easier to review if there is an overhead so everyone is seeing the same page.

3. Dr. Roseman commented on the subject of allowing commercial properties on the East side of Hazel Road that is being considered by the Planning Commission. He disagrees with allowing businesses in residential areas and believes that in the long run it will hurt the tourism industry.
4. Discussion regarding whether rental properties are actually a business.
5. Robert Fong questioned comments on Page 24 of Master Plan regarding public and private sewage disposal systems and future development. He wondered if it should be more specific. Whelpley said he would check in to it.
6. Kolenda introduced Mr. Fong as the new member of the Planning Commission. His term will begin January 2011. Kolenda also recognized Steve Marciniak and thanked him for his almost 20 years of service. Steve will no longer be a member of the Planning Commission Board as of January 2011.

11. Wilson motioned to adjourn, Whitney second.
Mtg. Adjourned: 7:49 pm

Respectfully Submitted,

Tina Wiegand
Recording Secretary