

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
January 25, 2011
7:00 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:00 p.m. by Bill Kolenda. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Kolenda, Wilson, Mitteer, Fuehring, Whitney, Hosner & Jake Whelpley, Zoning Administrator. Absent: Fong, Ferwerda, Terryn.
3. Approval of Agenda:
 - Kolenda requested to add 8b to the Agenda to discuss a Zoning Amendment to section 13.14.
 - Whitney motioned to approve the agenda with the above addition, Fuehring support, all yes, motion carried.
4. Approval of Minutes
 - Motion by Fuehring, support by Mitteer to approve the minutes of the December 28th Planning Commission meeting as submitted. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
 - Revised Master Plan according to recommendations made at the last meeting.
 - Plans to have maps done for the Master Plan for \$300 from WMSRDC. These maps will come as wall maps as well as on cd's.
 - 2010 Census statistics will be available late April. Whelpley plans to add this information to the Master Plan.
7. New Business:
 - A. Election of Officers: Chair, Vice Chair, Secretary
 - Chair – Motion by Whitney, support by Hosner to nominate Kolenda as PC Chair. All yes, motion carried.
 - Vice Chair – Motion by Kolenda support by Hosner to nominate Whitney as PC Vice Chair. All yes, motion carried
 - Secretary – Motion by Wilson, support by Whitney to nominate Mitteer as PC Secretary. All yes, motion carried.
 - B. Site Plan Review for Appletree Automotive
 - Current site plan is on record for this property for DAR, but they are not the owners.
 - This Site Plan would be an addition to connect the two buildings.
 - Storage space only. Existing structure will be torn down and replaced.
 - The lean-to would be replaced.
 - The area is already black topped, so drainage is not an issue.

- Outside lights will be added to outside doors.
- One overhead door will be added.
- Existing well to be enclosed. If it fails, it will not be repaired. Another well will be dug at another location.
- Discussion regarding Site Plan Checklist, everything looks OK.
 - Motion by Fuehring, support by Wilson to Approve the Site Plan for Apple Tree Automotive as presented.

8. Old Business: None

9. Ordinance Amendments & Other Reports

a. Master Language

- Planning Commission Board discussed changes and improvements to the Master Plan.
- After maps are added, Plan can be sent to the Township Board and the long approval process through multiple agencies can be initiated.

b. Zoning Amendment

- Kolenda concerned that there is not enough follow-up after PUD's are approved to ensure that everything in the original PUD was actually completed. This issue should be addressed in section 13.14 of the Zoning Ordinance.
- Discussion among the Board regarding the accountability of the Township to follow up, the owner to finish the project and how enforcement should be handled.
 - Proposed Amendment to Section 13.14 of the Zoning Ordinance: "Operation of the illustrated development shall not begin until all elements of the approved Site Plan have been completed or a waiver has been granted by the Planning Commission." This sentence should be added after the first sentence.

- Motion by Mitteer, support by Hosner to approve the proposed Amendment to Section 13.14 of the Zoning Ordinance as presented above. All yes, motion carried.
- Whelpley to advertise the change.
- Public Hearing to be held at the next Planning Commission Meeting.
- Would need final approval from the Township Board.

10. Public Comments:

1. Jeanne Henks concerned about allowing businesses extension dates for completing the work included in their PUD. She is concerned that they will take their extension, close their business at the end of the season and never finish the project or open their business again.
2. Mr. Dion agrees with the Amendment to 13.14. He is pleased that there will be more accountability on both sides.

-Mr. Dion also questioning whether there is any new information regarding the Mass Gathering Ordinance. Whelpley has a version that has been revised by Mr. McNeeley. The revisions made to the Mass Gathering Ordinance and the Noise Ordinance will be reviewed by the Township Board in February. One of the revisions determines the number of people who can attend an event before pulling a permit would be required. The Mass Gathering Permit, as revised, would require a \$25,000 bond and a Site Plan for the event. The Noise Ordinance, as revised, takes out the decibal requirements.

11. Hosner motioned to adjourn, Fuehring second.

Mtg. Adjourned: 7:56 pm

Respectfully Submitted,

Tina Wiegand
Recording Secretary