

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 26, 2011
7:00 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:00 p.m. by Brad Whitney. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Wilson, Fong, Fuehring, Terryn, Whitney, Ferwerda & Jake Whelpley, Zoning Administrator. Absent: Mitteer, Hosner.
3. Approval of Agenda:
 - Wilson motioned to approve the agenda as presented, Fuehring support, all yes, motion carried.
4. Approval of Minutes from May 31, 2011
 - Motion by Ferwerda, support by Fuehring to approve the minutes of the May 31st Planning Commission meeting as submitted. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
 - Following up with a few violations.
7. New Business:
 - A. Elect Chairman
 - Motion by Ferwerda, support by Fuehring to nominate Robert Fong as Planning Commission Chairman as Bill Kolenda has recently resigned. All yes, motion carried.Fong assumed the Planning Commission Chairman's position.
 - B. Public Hearing for a Major Modification to Val Du Lakes PUD
 1. Open Public Hearing
 2. Zoning Administrator Presentation
 - Major Modification to an existing PUD.
 - Plans are to add a VIP Deck and add a portable stage area.
 - Requesting that the PUD be amended to include these modifications.
 3. Petitioner Presentation
 - Nothing new to present. Believes that everyone has seen it and is familiar with the facilities.
 4. Correspondence Pro
 - None
 5. Correspondence Con
 - None
 6. Public Comment Pro

- One resident stated he thought the new facilities were very nice.

7. Public Comment Con

-None

8. Petitioner Comments; Rebuttal

9. Zoning Administrator Summary

-Facility has been in use for the past three months. Use of the deck is appropriate for the facilities and location.

10. Close Public Hearing

11. Deliberation; Finding of Fact using Ordinance Standards form

-Ed McNeely, Township Attorney advised the Board, as they make their decision, to determine if the request meets the requirements of the Zoning Ordinance even if it is after the fact.

-Fong believes the Site Plan does not meet the requirements of the Zoning Ordinance for a Major Modification request.

12. Decision;

-Motion by Ferwerda, second by Terryn to table action on this request to give the petitioner time to fulfill the requirements for a Major Modification request. All yes, Fong abstained, motion carried.

-Fuehring requested that Mr. Lowing receive, from the Zoning Administrator, a list of exactly what is needed for a Major Modification request on a PUD.

C. Pre-Application Conference – Grace Adventures

-Currently Grace Adventures is functioning under a Special Use Permit, however is non-conforming under the Zoning Ordinance because of their location. Grace Youth Camp was in existence before Zoning was created in the township.

-Over the past 11 years they have followed through with all required procedures for all of the additions to their complex.

-Site Plan was presented by Scott Formsma and Steve Prudhomme. This included present and future plans for the property.

-Formsma and Prudhomme would like to come in to compliance with the Zoning Ordinance and turn their Special Use Permit in to a PUD. This would make the process easier for them and for the township as they add new facilities to their grounds.

-Discussion followed regarding the fact that in order to become a PUD, all of the requirements must be met as stated in the Zoning Ordinance.

-This request would be to put their current facilities in to the PUD.

-Discussion between petitioner and board regarding how to move forward with changing their classification from Special Use to a PUD. Plan to meet with Zoning

Administrator and PC Board members to determine the best way to do this that will benefit both parties.

8. Old Business: None

9. Ordinance Amendments & Other Reports

10. Public Comments:

1. None

11. Ferwerda motioned to adjourn, Fuehring second.

Mtg. Adjourned: 8:12 pm

Respectfully Submitted,

Tina Wiegand
Recording Secretary