

GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
May 29, 2012
7:00 P.M.
GOLDEN TOWNSHIP HALL

1. Meeting called to order at 7:05 p.m. by Robert Fong. The Pledge of Allegiance was recited by all.
2. Roll call: Present; Fong, Cook, Hosner, Wilson, Mitteer, Whitney, Terryn, Coker & Jake Whelpley, Zoning Administrator. Absent: Fuehring.
3. Approval of Agenda:
 - Whitney motioned to approve the agenda as presented, Terryn support, all yes, motion carried.
4. Approval of Minutes from April 24, 2012
 - Motion by Hosner, support by Whitney to approve the minutes of the April 24th Planning Commission meeting. All yes, motion carried.
5. Correspondence: None
6. Zoning Administrator Report:
 - The new Wilson Campground will be on the June Planning Commission Agenda. They have a completed plan and are ready for approval.
7. New Business:
 - A. Silver Lake Resort and Campground PUD Modification and Site Plan Review Public Hearing
 1. Open Public Hearing – Fong
 2. Zoning Administrator Presentation – Whelpley
 - Requesting 2 new cabins and have re-arranged a few campsites.
 3. Petitioner Presentation
 - 2 loft cabins 12 X 20 much like the original cabins that were built in 1993.
 - Cabins are slightly larger to accommodate families.
 - No plumbing, 50 amp service electric
 - Gravel pad underneath for drainage.
 - Submitted an updated Site Plan for the entire campground.
 - Is current with everything for the Health Department and the DEQ.

7:12 Wilson arrives.

- Currently has 200 sites with 14 cabins. Will be adding 2 more cabins. Has been in contact with the state regarding adding these additional cabins to their license.

4. Correspondence Pro – None
5. Correspondence Con – None

6. Public Comment: George Nobel, 1845 34th Ave., Mears, MI. George commented that he is in favor of the PUD modification. He believes Mr. Tucker runs a good business and is glad to see it improving. He looks forward to the families coming back every year.
7. Public comment Against: None
8. Petitioner Comments, Rebuttal – None
9. Zoning Administrator Summary – Whelpley
 - Mr. Tucker runs a good campground and believes the PUD Modification should be approved.
10. Close Public Hearing – Fong
11. Deliberation
 - Cook commented that the lots are well spaced out.
 - Tucker described a “Curb Appeal” project they will be working on in the future.
12. Decision
 - Motion by Mitteer, support by Cook to recommend to the Golden Township Board the Silver Lake Resort and Campground PUD Modification and Site Plan Review be approved as presented. All yes, motion carried.

B. Master Plan Public Hearing - Fong

1. Public comment – None
 2. Planning Commission Board Comment – None
- Motion by Terryn, support by Coker to recommend to the Golden Township Board, the Golden Township Master Plan be approved as presented. All yes, Motion carried.

8. Old Business:

A. B&L Sand Toys Site Plan Review

- Discussed entrance and exit to the site.
- Discussed drainage from the road and the culvert. Petitioner has also discussed this with an engineer and also with the road commission.
- Porta-potties will be in an enclosed building. Future plans include flush toilets. The driver’s area will be in the second floor of this building.
- Hours of business will be 9:00am – 11:00pm.
- Drainage to the motel next door will be reduced because of additional sand they plan to bring in and sock tiles that will be installed. This drainage plan was designed by an engineer.
- Mac Wood’s sign will be moved to ensure safe entrance and exit to the site. Whelpley to contact Wood’s again.
- Location of propane tank was discussed.
- Parking was discussed.
 - Motion by Terryn, support by Cook to approve the B&L Sand Toys Site Plan as presented. All yes, motion carried.

B. B&L Sand Toys Special Use Permit

- Request to have RC car track. Track will be illuminated in the evenings.

-Board discussed hours and noise levels.

-5th scale and 10th scale cars will be running on the track. B&L will only be renting 10th scale cars only. They don't anticipate a lot of 5th scale cars.

-If the property changes hands, all the zoning requirements will go with the property.

-Special events are a possibility in the future, however, these events would include much less than 500 participants and shouldn't require additional permits.

-Public comment:

-Bob Henry, owner of the Sierra Sands, commented that he had previously sent in a letter voicing his concerns regarding drainage and noise levels. He stated that he believes both of these issues are effectively being addressed by the owners of B&L Sandtoys. He has had conversations with them and believes if any issues arise in the future, they will be able to work them out together. He is in favor of the project.

-Whelpley stated that if there is a problem with the noise levels in the future, it could be brought back to the Planning Commission for revisions, if needed.

-Dion states Silver Lake has improved greatly in the last 20 years and the credit should go to the good business owners that we have there.

-Tucker also agrees that B&L Sandtoys owners are running a good business. They are following through with promises they have made, and are doing things right.

-Motion by Terryn, support by Coker to approve the Special Use Permit requested by B&L Sandtoys as presented. All yes, motion carried.

9. Ordinance Amendments & Other Reports

A. Set date for Ordinance Amendments Public Hearing

-Scheduled for Tuesday, June 26th, 2012 at 7:00pm at the regular scheduled Planning Commission Meeting.

10. Public Comments:

1. Whelpley thanked the Planning Commission Board for their work over the past two years to complete the Master Plan and Zoning Ordinance Amendments.
2. Cook researched more information regarding the wind turbine a resident had requested for their home earlier this year. Altronincs makes the fans. Up to 40 mph, from 4 ft. away, it will never be louder than 35 decibels. There is also an automatic shut off on the fan and it will never spin faster than 38 decibels. This resident will be meeting with their association soon and returning to the Planning Commission later this summer.

11. Motion by Mitteer to adjourn the meeting at 7:57 pm. All yes, meeting adjourned.

Respectfully Submitted,

Tina Wiegand
Recording Secretary

