

**GOLDEN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
September 25, 2018**

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

Roll Call: Present; Borst, Fong, Walsworth, Terryn, Cook, Whelpley, Ed McNeely
Attorney and Zoning Administrator Draper. Absent: Coker 10 Members of the public.

Agenda: Motion by Cook to approve the agenda with the addition of Public Hearing to the Special Use under New Business. Supported by Walsworth, voice vote, all ayes, motion carried.

Minutes of the July 30, 2018 Meeting: Motion by Fong to approve the July 30, 2018 minutes as presented. Supported by Borst, voice vote, all ayes, motion carried.

Correspondence: None

Zoning Administrator Report: 81 permits issued to date, 29 for new homes. Section 4.27(3) General Purpose Floor Drains should be reviewed. A new system to provide a paper trail for lot combinations has been put in place in cooperation with the assessor. The food permit for B&L has been revoked for nonpayment of fees.

New Business:

1. Special Use Public Hearing for Gander Duplex

Chairman Cook opened the public hearing.

Draper stated these facts: Zoning is RR, Property is .85 acres, an old garage is preexisting.

Mr. Denman for the applicant: Bought the property with the intention of splitting it for construction of two dwellings. Found that couldn't be done because it was too small. Was denied a variance by the Zoning Board of Appeals. Is asking for a Special Use Permit for a two-family dwelling as allowed in the RR Zoning District.

There are no pro or con correspondence. Mr. & Mrs. Logan and Mr. Martin, neighbors, had no problem with the request.

Cook closed the public hearing.

Deliberation: Approval Standards

- 1) Special Use is allowed in the zoning district where it is located. Motion by Fong this standard is met. Supported by Borst, voice vote, all ayes, motion carried.
- 2) Special Use complies with standards listed in the zoning district. Whelpley: This is an unusual request because the lot doesn't meet the current size standard, Section 5.4(3) but Section 4.15(2) allows it to be a legal non-conforming buildable lot. The use, a two-family dwelling, is permitted with a Special Use in the RR. Motion by Whelpley this standard is met. Supported by Fong, voice vote, all ayes motion carried.
- 3) Special Use must be harmonious with and not change the character of the area. The proposed use is residential. Motion by Cook this standard is met. Supported by Terryn, voice vote all ayes motion carried.

- 4) Special use in consistent with the Master Plan. Motion by Walsworth this standard is met. Supported by Terryn, voice vote, all ayes, motion carried.
- 5) Special will not place material burden on all public services. Motion by Whelpley this standard is met. Supported by Borst, voice vote, all ayes motion carried.
- 6) Special use will not cause additional public costs or be detrimental to the economic welfare of the township. Motion by Cook this standard is met. Supported by Walsworth, voice vote all ayes motion carried.
- 7) Special use will diminish the opportunity of surrounding property owners to use and develop their properties. Motion by Walsworth this standard is met. Supported by Terryn, voice vote all ayes motion carried.
- 8) Special use will not negatively impact the neighboring properties. Motion by Whelpley this standard is met. Supported by Cook, voice vote all ayes motion carried.
- 9) Special use will not produce nuisances or hazards to nearby uses. Motion by Fong this standard is met. Supported by Walsworth, voice vote all ayes, motion carried.
- 10) Special use will be in accordance with the Master Plan. Motion by Cook this standard is met. Supported by Fong, voice vote all ayes motion carried.
- 11) Special use is consistent with the Zoning Ordinance and Site Plan Standards. Motion by Borst this standard is met. Supported by Walsworth, voice vote all ayes motion carried.

Motion by Whelpley to approve the Special Use permit for Kathy Gander to build a Two-Family dwelling on Parcel # 64-006-031-200-17 as the facts show it meets the standards of the Zoning Ordinance. Supported by Fong, voice vote all ayes motion carried.

Old Business:

1. Master Plan Update: Survey 150 forms were passed out at the BBQ Festival and 90 during the August election. 40 have been returned so far.

Ordinance Amendments & Other Reports

1. Look into roadside wood sales as a mobile vendor
2. Township Board asked for a recommendation on the Short-Term Rental fees. Discussion lead to a consensus to leave the fee at \$150.00. Motion by Whelpley to recommend to the Township Board to leave the Short-Term Rental fee at \$150.00 per year. Supported by Fong, voice vote, all ayes, motion carried.
3. Dangerous Building committee, nothing to report.

Public Comment: Brian Lowing presented a proposed request to rezone Val-Du Lakes from PUD to RC Resort Commercial with a proposed plan for a new office building. Draper: this is a good project to be considered. Consensus was to let him bring this to the October meeting.

Adjournment: There being no further business to come before the commission the meeting was adjourned at 8:35 PM

Jake Whelpley, Secretary