

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
November 28, 2006

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

Roll Call: Present; Wilson, Fuehring, Lefler Whitney, Ferwerda, Schulte, Marciniak, and Zoning Administrator Whelpley. Absent; Terryn, Kolenda.

Agenda: There were not changes in the agenda as presented.

Minutes of the October 31, 2006 meeting: Motion by Fuehring, supported by Marciniak to approve the October 31, 2006 meeting minutes as presented. All Ayes, motion carried.

New Business:

a. Public Hearing for Creation of a new C-1, Village Center Commercial District
Chairperson Lefler opened the public hearing. Wilson declared a conflict of interest as he has financial interest in the property.

Z.A. Whelpley explained the purpose of the change in zoning was because the current CI, Commercial Industrial zoning made everything in the village nonconforming due to lot size and setbacks. This made it impossible to make any major changes to existing structures or to construct new structures. The area involved is the South half of Block 16 and the entire Block 20 of the Plat of the Village of Mears. The proposed language for the new C-1 district was read, copy attached.

No correspondence was received pro or con. Mr. David Ybarra questioned what properties were offered a rezoning. What studies have been done on effects on the area i.e. crime, traffic, further development. Mr. Dan Morat stated the idea of his project is to improve and enhance the downtown area to make it more attractive and keep people here to shop.

Whelpley explained to procedure for completing the approval process.

Chairperson Lefler closed the public hearing.

Deliberation: Lefler suggested adding 11.3 for lot area and setbacks and adding items such as after Retail Businesses under Permitted Uses. There was discussion about adding Marine Repair to Special Uses, also if a gas station was a good use for the main street. The idea is to keep the downtown for retail business. The consensus is to remove gas stations and marine repair from Special Uses.

Motion by Marciniak to recommend to the township board to approve the new C-1, Village Center Commercial, Zoning District as written, 11.1 adding such as, removing

gas stations and marine repair, adding 11.3 for setbacks and lot size, and add to chart 5.4, supported by Fuehring. Roll Call Vote; Schulte, yes; Marciniak, yes; Whitney, yes; Ferwerda, yes; Fuehring, yes; Wilson, abstain; Lefler, yes. Motion carried 7-0, 1 abstention.

Wilson rejoined the commission.

b. Judy Terryn site plan review.

Ferwerda declared a conflict of interest as Judy Terryn is his sister.

Whelpley explained that this project was in the RC, Resort Commercial District and required Planning Commission review. The Zoning Board of Appeals has granted a variance to the rear setback of 25 feet to 11' 8" and 14' 8". One additional parking space will be required but there is area for it.

Motion by Fuehring to approve the site plan for Judy Terryn, supported by Marciniak. Voice vote all ayes, Ferwerda abstaining. Motion carried.

Old Business: Ordinance Amendments

Further work will be done after the first of the year.

Public Comment: Mr. Ybarra commented that before he didn't want his property rezoned to the new C-1 but now he would consider it. He asked that both he and his family be sent a letter with the details. Whelpley will send such letter.

Mr. Dean Berens asked what could be done about Judy Terryn's business tenet who pushes the limit on parking her mopeds and placing a sign in the setbacks blocking the exit from his parking lot. Whelpley has dealt with her last summer and was promised a new sign will be uses next year. Terryn said that she will require her to have a new sign and will talk to her about parking the mopeds.

There being no further business to conduct meeting adjourned at 8:45 P.M.

Respectfully Submitted,

Jake Whelpley Acting Recording Secretary