

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
FEBRUARY 28,2006

7:30 PM Meeting called to order

The Pledge of Allegiance was recited by all present

Roll call was taken: Present: Marciniak, Kolenda, Fuehring, Whitney, Wilson, Terry & Whelpley. Absent: Lefler & Wiegand.

Motion by Marciniak to appoint Jeanette Le Blanc as recording secretary. Second by Wilson, all in favor.

Minutes from the January 31,2006 were approved with a motion from Marciniak. Second by Fuehring, all in favor.

Whitney: New Business: Pre-application conference for PUD application, Val-du-Lakes campground.

Whelpley: Mr. Fitzpatrick has requested a pre-application conference. He is applying for a major amendment to the existing PUD for Val-du-Lakes. He has an entire new plan that he's proposing. There's something incorporated from the old plan but there are a lot of new things so he wanted to bring that to your attention tonight and show it to you and get some feedback from you.

Tom Fitzpatrick: My brother and I and our families this past year purchased the Val-du-Lakes campground portion of the property which is comprised generally of 50 acres set along Hazel Road all the way to Wilson Road and Taylor Road to the North. On the existing campground which is currently back along Hazel Rd and the request that we're making is to expand the existing campground an additional 53 units up to 140 units along this wood line tucking up against the existing wood line. There's an existing 2-track that goes along through there and utilize that extending water out to those units. As part of that, we'd also be putting in an additional shower unit in here this summer and bathrooms. Of course all this must be approved by the Township, Oceana County, and State of Michigan. So what we're looking for now is the blessing on a Phase 2 of this campground so we can move forward with our construction permits to the County and State of Michigan. We've got a schedule, Phase 1 is the existing campground because it was built under the existing PUD. Phase 2 is what we're asking for the final site plan approval on. We have different amenities added for different phases of the project. A little pond in and around the wetlands trying to maintain the existing caricature of the wetland, enhancing that a little by creating some sort of a natural water area up against Taylor Rd. Then adding an office, taking the house and making that just a primary residence or getting rid of it all together and building someplace else. But to have a new office facility up in the corner in the future, looking at around 2008. There is a narrative that goes along with this and a plan for everybody, that Jake has, it explains a little bit about how the entire request is going with this project. We

purchased this in October 2005 and desire to open up May 1st with the existing campground while this is still under construction or is in approval phase. We do not desire to change the use of the PUD, we just want to more formally recognize the configuration and the phasing that's associated with the project, we have 6 phases, 5 additional phases moving through this area and move through here where I would like to put some permanent park, with some concrete slabs for drive in units and things of that nature. We've added about 10 more rules to the previous rules associated with this park. I know there's been some problems with this park in the past and like I told Jake, I want to work with the township moving forward with this project rather than creating an advisory role. I want to work with them following the rules of the ordinance. My brother lives in the house now and he will be managing the campground on a day to day basis. Him and I are partners in this venture and we want to become part of this community. I live in Hudsonville, Jension area but Scott and my step-mother live here.

Fuehring: Would you address any improvements in the existing campground, there were certain requirements that were never met on the existing campground and there's been a issue between the west boundary and people trespassing there and the next campground over and I'm wondering if there are any provisions you've made to try, obviously your clientele is #1 but as far as physical characteristics have you done anything to change or improve this?

Fitzpatrick: Other than the rule that there's no trespassing on the neighbors property there is a fence there existing and I do not know the nature of any deviations, I know there was a fence proposed and there is an existing fence there. At first you said that there was a few items that had not been met and looking at it as possibly two different areas that you're discussing.

Fuehring: Well the fence was one of the primaries on the west and south. It was never finished the way it was supposed to be.

Fitzpatrick: If the Township had a list of those things that were part of the original plan I would certainly take a look at the. Right now I've got a list of about 10 things from the health department. So I'm more than willing to take a look at those and make them conform. There was supposed to be a significant amount more of water spickets out there but the ones that have been destroyed are either covered or plugged them up. Its not the best way to handle those things, when I go camping I like to have a convenient water picket available and I'm sure that my patrons will want that too. I'm even looking into putting in some bars out there around the existing ones with concrete posts in the ground with concrete around it. I know if it causes more damage to there vehicle when they hit it they'll usually avoid it, but as soon as they think they can run right over it, it happens. It's an investment and I want to maintain what I put into it. I think that that's my goal to make it an amenity to Golden Township rather than a detriment.

Fuehring: Well, you presented your case to the Township board and you're integrity proceeds you from what we've been told. We were taken to the cleaners by the first development that was put in here and it was a 24/7 headache every ditch of the way. And we welcome you to come in here just of your pedigree says you're gonna do a good job. I probably come on a little too strong here which is part of my nature, I want to make sure that those things that were a potential problem are gonna be address.

Fitzpatrick: I don't disagree with you, I talked to Jake at length about many of the problems that were associated with it. I've talked to some of the neighbors that have had to deal with some of the issues as well. A lot of the issues that some of the neighbors had had to do with Hazel Rd and I think there's a potential of a lot of automobiles being parked there and people being able to come in and join the party and go wherever they want to. I'm gonna talk to the Road Commission and I'd even pay for half of them if I can get some no parking signs out there. There about 190 bucks a piece or if there even that much.

Whelpley: The Township has a no parking ordinance so they can put up enforceable no parking signs so if you talk the Township Board, I'm sure you can work out a plan to get those done.

Fitzpatrick: Its an investment. I look at it as an amenity. I don't mind parking there for the day to run back to their campsite but I don't want there to be a car load of kids out there and join the party.

Whelpley: That's a lot of what was going on before. They were getting into the campground and some of them spent the night because they paid for x number of people but they want 3 times that many people in there.

Fitzpatrick: I'm gonna be honest, noise is gonna be a issue with every campground that there is. At least some point in time there is gonna be somebody who breaks the noise rules and I'm not gonna stand up here and tell you that I'm gonna be able to keep it 100% quite. That's just the nature of this type of business. Once you establish a campground and it kinda has a tendency to police itself and you're able to get more clientele in there that are quite I think that can go away to the best extent but we are gonna revoke people from camping there if we have to. I'm strictly enforcing the Townships noise ordinance and I'll have a copy posted in the office as well and the shower site. I don't want to have people blowing up stuff with gun powder, fireworks or other stuff like what I heard going on out there. That's a liability to me, it's not in my interest to allow those type of things to happen. I'm an engineer by trade, licenced by the State of Michigan and I carry professional liability insurance on myself. I have to take liability insurance on the campground and the business as well and that is an investment. Anytime you allow people to risk that, That's a wasteful investment then. So I do not want to have those type of issues so I will try to keep it down and allow people to spend the night there in a quite environment.

Marciniak: Are you still gonna keep the restaurant and bar?

Fitzpatrick: The restaurant and bar is currently right here and I do not own that although we are trying to talk my sister into buying it. She's been in restaurant business down in Muskegon and going back into that line of business. She's actually looking at it, I don't know if she's made any commitments yet. Talked to the realtor today about it and try to develop some plan, because it does go well with it. At least if you do have alcoholic beverages being consumed there its in a legal establishment. And if they're with the campground they don't have to drive any place. I would like to get a couple of those ball diamonds, those are nice for space. But I gotta see how this year goes. It's an investment to me and I looked at it for a long time. There's a lot of detrimental type things. You got a lot of problems with that campground with the clientele that go there but there's also a potential there and I think you can build on that potential and make it a

viable and useful part of the community that everybody benefits from. Silver Lake is a very vacation oriented community and the uses associated with that are all along the lines of tourism and I think this is helping and provides a place for people to stay. Part of what got me involved with this is the waste water system That's been happening. Dan Suman asked me to take a look at what was happening with the waste water when that presentation was being done a year and a half ago over at Grace Youth Camp. I've been in business with developing water systems for Eastbrook Homes, privatized waste water systems. Working with Tom Burgess and the waste water management group I would be a partner in that. I would buy into that. I'd be working with Steve Bruce, where there looking now is becoming a part of that. If that doesn't happen I would probably invest in my own waste water treatment plant on the property if I could or on another piece of property. The PUD is approved for 374 camp sites by ordinance and at about 230 the state starts saying you have too many to just put in a conventional waste water septic system. Being an engineer, hunter, fisherman, I'm a steward of the environment. I know man to live in that environment and we're gonna attack it, but we don't have to put that waste on the ground and let somebody deal with it later. We can take care of it to a standard that the Township and the State and the County can agree to as an acceptable limit and there's mechanisms out there that will work. Eastbrook Homes has a waste water treatment facility on there site and I think it would be a great type of system here, I don't know if Tom Burgess is working on it but its similar. It treats it to a level That's acceptable to the state foot of the waters and you can go fish it because its not any worse than what's going down there now. When you start getting metals into it that's a different story, human waste doesn't deal with heavy metals and things of that nature its primarily a waste that you can put back into the environment. But what I have here is some areas where I would have to expand my waste area but I can't move forward to Phase 4 without having some form was waste water concept to take to the drain commission.

Whelpley: I've started the wheels for the PUD hearing for next meeting. The advertisement will be in the newspaper Thursday, I've got property owners list ready, we'll mail those out in a timely fashion so that 300 people within 300 ft are notified so at the next meeting there will be a public hearing on this project. What will happen is, this is an amendment to the existing PUD. So what you will look at doing is recommending to the Township Board to amend that PUD for this project , this will be a phased project. Phase 2 is the phase that will be approved at this time, the entire project will be tentatively approved and then as each phase comes in, it will come back to you for review and then further approval but there will not be the need for the public hearing at every time. But as every phase comes to light it will come to you and be reviewed and sent to the Township Board so you will have oversight all the way through the project from beginning to end. The reason it's a major modification is because the original plan we had the campsites were laid out in different locations, there were other uses proposed-tennis court, basketball courts and all kinds of stuff that he's not doing so it's pretty much a remake of the original program so that's why it has to come back and be done again.

Fitzpatrick: A lot of that area also included part of the barn and when we split these off I made sure that I was purchasing the campground portion because if you don't do something like this, somebody who owns this lot can come in a say since your approved for a campground I can have people come out here and camp. There's people who will actually take that to the Nth degree. I wanted to make sure that the Township understood that the campsites are confined to the property which is within legal description. I have 51.48 acres. We had to split this 2 acres parcel

up for my brothers bank so he could carry a mortgage on the place that he lives. But we formed an LLC. He works 2nd shift but Lisa Schaner is gonna be there working it as assistant manager with him and when they're not there, I'm there and my wife so it's gonna be a family run business. (Discussion of the diagram provided by Fitzpatrick)

Other new Business:

Whelpley: Next meeting Tom Burgess will be here talking about this sewer plan that they're looking at so that will be on the agenda for next meeting.

Old Business:

Whelpley: Master Plan, you got copies that we re-worked after our last meeting. Helen asked to have that postponed for the next meeting since she's not here. On the ordinance amendments, we did have a workshop on the 15th. I sent you copies of the notes of things that we talked about, some of the directions that we took so that you can keep up to speed on that. If its alright, I'd like you to schedule another one for this month so we can work on it some more. The 15th if that works for everybody at 7PM. (Discussion of new articles available)

With no further business to bring to the board, meeting adjourned at 8:03 PM.