

MINUTES
GOLDEN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 26, 2006

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

Roll Call: Present Wilson, Fuehring, Lefler, Whitney, Marciniak, Kolenda, Terryn, Ferwerda, and Schulte and Zoning Administrator Whelpley. Absent: None.

Minutes of the July 25, 2006 Meeting: Chairperson Lefler made three corrections; 1. Fuehring's motion to approve the Wind Powered Generator Amendment ,move conditioned on receiving a letter from Ed McNeely supporting the township legal position to follow standards #6,7,8,9, as that is what the letter is about. 2. Change the position of her vote on that motion to last as Chair always votes last. 3. Whelpley signs as Acting Recording Secretary. Motion by Wilson, supported by Marciniak to approve the July 25, 2006 minutes as corrected. All Ayes, Motion carried

Agenda: New Business: Remove Elect Secretary and Elect Vice-chair, add Mears Downtown Project and Silver Creek Resort Expansion.

New Business: Mears Downtown Project. Dan Suman, on behalf of the Morat family, presented a proposal to redevelop the Mears downtown area as it was in the 1940's. Enhancements will include new facades and landscaping the rear area along the alley for parking. Walkways will be reopened between the buildings for access. The restaurant will be remodeled and other businesses are a market, an ice cream shop, and barber shop. An insurance office and Gold Com Cable will relocate in the former house attached to the store. Shops will be 400 to 600 sq. ft. to keep costs down. The bakery will expand and a dwelling will be converted to a cake shop. They are exploring grants for this project.

Silver Creek Resort Expansion: Ted Ferwerda stepped away from the commission to present a preliminary plan for expanding the Silver Creek Resort by 70 sites and add an outdoor storage site.

Zoning Ordinance Amendments: Zoning Administrator Whelpley presented a list of proposed amendments to the Zoning Ordinance to bring it into compliance with the new Zoning Enabling Act and correct some errors and omissions as well as increase dwelling size requirements, eliminate private road standards require all new roads to meet state and county standards, 1 acre minimum lot size in RR, Resort Residential zone.. Also included is a proposal to create a new commercial zoning district for the downtown Mears area, all of Block 20 and the South ½ of Block 16. There was discussion and changes made to these proposed amendments. The draft is attached.

Old Business: There was no old business to address.

Public Comment: Dr. Roseman complimented the Planning Commission and Zoning Administrator Whelpley on the amendments and said he felt the improvements in Mears were a good thing.

Joe Nameth brought up a concern about the amount of campers and tents and number of people using a lot in Lake Michigan Shores. There is a dwelling so it meets the Zoning Ordinance but there is an overload of people using sewer and water.

Whelpley said the township is researching an ordinance separate from the zoning to address both this problem and rental cottages in the area.

There being no further business to come before the commission the meeting was adjourned 9:30 P.M.

Respectfully Submitted,

Jake Whelpley, Acting Recording Secretary