



Minutes Planning Commission Meeting

**March 21, 2022, City Hall
102 Butler Street, Saugatuck, MI
6:00 PM**

Call to Order:

The meeting was called to order by Chairperson Fox at 6:00 p.m.

Attendance:

Present: Crawford, Fox, Gardner, & Gaunt. Broecker entered at 6:15.

Absent: Heriford and Manns were excused.

Others Present: Zoning Administrator Osman.

Approval of agenda:

A motion was made by Gaunt, 2nd by Gardner to approve the agenda as presented. Motion carried 5-0.

Approval of Minutes: None

Public Comment on Agenda Items:

1. Gregory Muncy (*resident*) commented that Wicks Park Bar and Grill has been a unique longstanding destination in the community and supports local events. It seems logical to approve outdoor seating that doesn't take up any parking spaces. This is no different than the corner of Water and Culver as far as noise is concerned.
2. Catherine Simon (*resident*) said she started another memo, but thinks she gave you enough memos already. She hopes that the Commission can come to a respectable decision her concern is the drainage, noise and interruption of her business.

Old Business:

A. 449 Water St. and 121 Mary St:

WPBG, LLC has applied to extend Wicks Park Bar and Grille into the existing structure on the same parcel with the address of 121 Mary Street and establish outdoor seating at the rear of 121 Mary Street. This property is located in the WSE-WATER E C2 Zone District.

Introduction: Some sections of the ordinance were reviewed. Photos were reviewed.

Presentation: Christine Murphy-Pierce owner of Wicks Park Bar & Grill provided her presentation regarding her application to modify 121 Mary Street and 449 Water Street.

Public Hearing was opened by the Chair at 6:12 pm:

Christine Murphy presented her application, the last packet received on Friday had some additional information. It will fill a need in the city of wedding rehearsals, and other large groups. I think we answered all the questions on the lighting, fencing and everything else

- There were no comments in support of the application.
- Catherine Simon stated there is no noise there now, and there will be noise.
- Jane Verplank counted the existing seating and concluded that the seating total existing at Wicks is 231 including the existing sidewalk seating and pop up patio and inside the restaurant.
- Christine Murphy stated that the Maplewood has a pool that is noisy. The Ivy Inn is always loud too. We always follow the law, the patrons are not always cooperative, but the business owners do care. It is a large piece of property. It fills a need for gathering space in the community.
- Randall Strong feels it will help the bed and breakfast establishments especially in the fall and winter.
- Catherine Simon stated that she never had a noise complaint about her pool in 32 years.
- Two letters were received from Gary Medler, they were not read into the record but will be attached as part of permanent record. The ZA commented on the references to the ordinances made in the letters.

The public comment portion of the hearing was closed at 7:27 pm.

Deliberation:

- The lighting was discussed particularly those lights on the fence. The Fire Department review was discussed. The capacity and occupancy were discussed. Weight was given to the remarks made by the applicant during the original presentation. An occupancy number that was discussed was a total of seats. Source of music was discussed. The height of the fence was discussed. Covering over the seating was discussed temporary or permanent except for umbrellas. Safety and exiting were discussed because of the fence. It was acknowledged that that is the purview of the fire department. Further discussion on the fence height ensued.

Commission Action:

A motion was made by Gardner, 2nd by Broeker, to approve the site plan review application and the special land use permit, and direct staff to prepare a recordable document to be recorded with the register of deeds with the following conditions:

1. Occupancy is limited to twenty five seats total, inside and outside and be posted inside the building.
2. Hours of occupancy limited to 11:00 AM to 11:00 PM

3. Music, live or recorded, is limited to indoor only at a level that does not interfere with intimate conversation, no amplified music, no live or recorded music outside, no speakers for recorded music outside, and no percussion instruments.
4. Written contracts for events including specific hours of occupancy, number of seats, and limitations on music and other information that the proprietor has indicated, shall be kept on file and copies provided to the Zoning Administrator upon request.
5. Outdoor seating covers either permanent or temporary other than umbrellas are not permitted.
6. Fence height is limited to 8 feet above the adjacent grade.
7. Drainage is to be approved by the city engineer, and if after construction it does not drain properly the concrete will be removed and replaced.
8. Fire Department plan review and approval of the sealed plan is required.
9. Written approval from the Allegan County Health Department will be submitted to the Zoning Administrator.
10. Any changes to the site plan or the conditions shall be brought back to the Planning Commission for review.

Upon roll call vote the motion carried 4-1,
Yeas, Gardner, Broeker, Gaunt, and Fox
Nays, Crawford.

Communications: Two additional letter were received and attached to the permanent record.

Reports of Officers and Committees: None

Public Comments:

Christine Murphy spoke and indicated that when she mentioned the 25 occupants, she meant for inside, the outdoor area would be for events. Twenty-five total will be difficult.

Jane Verplank owner of The Inn of Saugatuck thanked the Planning Commission for taking the neighbors' situations in mind.

Catherine Simon also thanked the Planning Commission

Adjournment: Upon motion by Gaunt, 2nd by Gardner, the motion to adjourn carried 5-0.