

1 CITY OF SAUGATUCK  
2 PLANNING COMMISSION  
3 FEBRUARY 7, 2008 – 7:00 PM  
4 Approved March 6, 2008  
5

6 Minutes from a regularly scheduled City of Saugatuck Planning Commission meeting held at 102 Butler  
7 St. Saugatuck, Mi 49453  
8

9 1. Call to Order/Roll Call: Chair Thieda called the meeting to order at 7:03 PM and welcomed new  
10 member Dave Barton. Members Present: Thieda, Lint, Wobith, Bont, Hess, McPolin, Mead, Barton.  
11 Members Absent: Gold. Also present: Patrick Hudson, Assistant Zoning Administrator  
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13 2. Agenda Changes: (Additions/Deletions) Agenda item 7. New Business was moved to follow the  
14 scheduled public hearing. Motion by Bont/2<sup>nd</sup> Wobith to accept the agenda as amended. Motion carried  
15 unanimously.  
16

17 3. Approval of Minutes:

18 A. January 17, 2008 Regular Meeting. Motion by McPolin/2<sup>nd</sup> Hess to accept the minutes as  
19 amended. Motion carried unanimously.  
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21 4. Public Comments: (Agenda Items Only) None  
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23 5. Public Hearings:

24 A. Peninsula District Map – South (PS) District Section 155.034 & West (PW) District Section  
25 155.033. Chair opened the Public Hearing at 7:05 PM at which time Planning members received  
26 the Administrative report. The proposed map changes are intended to bring the designated properties  
27 into a zoning district designed to serve smaller lots and to reduce the number of non-conformities  
28 within the zoning districts affected.

29 Chuck Zolper/242 Park St. – In support of dimensional changes but had concerns with the narrative that  
30 relates to “rebuild of non-conforming structure”.

31 Karen Dunn /1045 Park St. – Addressed pg. 146 (Damage & Reconstruction) of the Ordinance Code.

32 Concerned with the resident meetings and the documentation of what was said and what was actually  
33 meant. Questioned if definition of “Legal” non-conforming structure will be added.

34 Hudson commented on several phone conversations received regarding resident concern with flood  
35 plain and definition clarifications. Chair closed the Public comment portion at 7:20 PM

36 Addressing Dunn’s question, the Commission instructed Hudson to provide some sample text defining a  
37 “Legal” non-conforming structure. Motion by McPolin/2<sup>nd</sup> Lint to accept the Peninsula District Map-  
38 South District Section 155.034 & West District Section 155.033 and forward it to City Council. Roll Call  
39 Vote: Yes- Barton, Mead, Wobith, McPolin, Lint, Thieda, Hess, Bont. No- none. Motion carried  
40 unanimously.  
41

42 7. New Business:

43 A. Wilkins Hardware Conversion/439 Butler St. (#8002) – Commission received the  
44 Administrative review; (1) HDC has approved the exterior changes. (2) Change of use is allowed. (3) A  
45 waiver of 4- 5 parking spaced must be approved by the Commission and purchased. (4) If a restaurant  
46 type use is proposed the site plan will have to be revisited by the Commission. (5) If second floor  
47 apartment is divided there would be a need for additional parking.

48 Ron Wilkins/Applicant – The proposed build will include 6 retail units plus 1 living area above as well as a  
49 2 car garage. Wilkins stated he is unsure of what will occupy the bottom units. Intent of the applicant is  
50 to create a draw at that end of the street.

51 Motion by McPolin/2<sup>nd</sup> Bont that Planning Commission approve application 8002/Wilkins site plan for  
52 the reconfiguration of a structure for retail use and waive five (5) parking spaces and that Planning  
53 Commission in accordance to Ordinance 155.131A recommend that City Council determine the  
54 appropriate fees required for 5 parking spaces. Roll Call Vote: Yes- Barton, Mead, McPolin, Hess, Bont,  
55 Wobith, Lint, Thieda. No - none. Motion carried unanimously.

56

57 B. Fire Inspector’s Review of Zoning Ordinance

58 Hudson addressed safety issues that have developed in the City Center District. Current text in the  
59 Ordinance does not state \*\*Subject to Fire Code Regulations, after conferring with the City Attorney  
60 there are several recommendations which have been made. Hudson presented these to the  
61 Commission. Discussion on the proposed language changes and action which should be taken as a  
62 measure of public safety. Commission requested that Hudson review the recommendations and invite  
63 Mr. Janik to attend the next scheduled meeting to clarify the concerns.

64

65 6. Unfinished Business:

66 A. Resort District Including Discussion of Bulk/Density (Massing) – Motion by McPolin/2<sup>nd</sup> Hess  
67 to table discussion until next meeting. Motion carried unanimously.

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69 8. Communications:

70 A. Peninsula District Text Amendments- Hudson recommends that Commission revisit the non-  
71 conformity section of the Ordinance. Discussion held on the language used in the text amendments to  
72 each of the Peninsula districts. Hudson read the recommended changes to the Commission.  
73 Commission requested Hudson comprise a rewrite and forward it to them.

74

75 B. Water Street Marina Letter Regarding City Waterfront Construction Dock Permit -Information

76 C. Allegan County Planning Commission Minutes-Information

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78 9. Public Comments: None

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80 10. Commission Comments: None

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82 11. Adjourned: Chair adjourned at 9:05 PM

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85 Submitted by Pamela Aalderink, Recording Secretary

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