



DRAFT
PARK TOWNSHIP
MINUTES
PARK TOWNSHIP
PLANNING COMMISSION

Regular Meeting
March 15, 2011
6:30 PM

DRAFT COPY

Chair Nicki Arendshorst called the regular meeting of the Park Township Planning Commission (PC) to order at 6:30 PM.

Present: Nicki Arendshorst, Bill Cole, Bob Ellis, LeeAnne Jachim, Joe Lampen, Steve Schaftenaar

Others: Dan Martin, Legal Counsel

Absent: Andy Bowman, Planning Consultant

APPROVAL OF AGENDA

MOTION

A motion was made by Commissioner Schaftenaar and supported by Commissioner Ellis to approve the agenda with one change. Because of Mr. Bowman's absence Item #2 – Medical Marijuana was tabled until the next meeting. Mr. Bowman was to present a report after canvassing several municipalities about the medical marijuana issue.

VOTE

Motion carried: 6-0

APPROVAL OF MINUTES

MOTION

Commissioner Lampen asked that the reference to *R-4* be changed to *C-2* on page two and the phrase "*and a 4*" be deleted on page three; Commissioner

Arendshorst suggested the number 80 be changed to 40 on page 12; and Commissioner Cole requested the word *units* be changed to *structures* on page five.

A motion was made by Commissioner Lampen and supported by Commissioner Cole to approve the minutes for the February 15, 2011 regular meeting as corrected.

VOTE

Motion carried: 6-0

AGENDA ITEMS

Chair Arendshorst recused herself from discussion of Item #1 and Vice Chair Lampen resided as chair of the meeting.

**Item #1 Preliminary PUD – Point West I, LLC
 Preliminary Site Plan
 Continued from February 15, 2011 meeting**

MOTION

Commissioner Schaftenaar moved and Commissioner Ellis supported removing Item #1 from the table.

VOTE

Motion carried: 6-0

Mr. Greg Raad of Nederveld Engineering provided a review of two carryover items from the last Planning Commission meeting in February.

The first item concerned the separation between cottages in the proposed plan. He presented a solution based on increment measurements as illustrated by a slide picture. The original proposal is represented by the “4/14/10 rule.” This is defined as a 4’ setback with total side yard distance of 14’ and spacing between structures of 10’. He proposed an increment plan to allow flexibility in the design and placement of the lots. An example showed two different sized lots, both with a minimum of 10’ spacing between them. One lot could be 28’ wide with a 26’ wide home and one could be a 32’ wide lot with a 28’ wide home. He also shared a Form Based Code concept chart with the following scenario: 10’ separation between structures, 2’ porch differential lot, 25% of house as zero lot line, and 5’ perimeter setbacks.

Mr. Mark Harmsen addressed the Commissioners’ concerns about building more structures per square foot. He noted that the building space is defined by

limitations with the road and other land parameters. The use of increments in planning lot design is just another way of managing space. He said there is no intent to “pack” more units in the given space of the development area. Commissioner Lampen asked about a minimum lot size. Mr. Raad replied that 18’ would be the narrowest width of a home.

Commissioners Lampen and Ellis suggested that it would be helpful to look at “bumpouts” and a mapped out grid of the area given this variation on handling the structural space of the proposed homes. Commissioner Cole recalled the Planning Commission requested to look at “bumpouts” a month ago. Commissioners Cole and Schaftenaar requested specifics regarding setback vs. separation in the plan. They emphasized that they could not support a rowhouse concept for the design and layout of the homes.

Mr. Harmsen agreed they could demonstrate how this plays out in the field with a proposed design they would submit at the next Planning Commission meeting.

Mr. Raad asked if the Commissioners agreed that 8’ would be acceptable. The Commissioners emphasized they wanted to stay with their original decision of 10’ separation between structures.

The second item for discussion concerns the boat slips. Mr. Raad noted the original number of boat slips had been 100 then it was changed to 80, with two per one parking space. Currently, the proposal is 80 with one slip per one parking space. He showed a slide illustrating the area where the boat slips would be constructed and gave copies to the Commissioners for their review. The drawing included the parking lot area and loading spots to show how they integrate with pedestrian flow and access to the boat slips. The plan allows for a boathouse with general store, laundry, restrooms and a common area with an adjacent pool area.

Commissioner Schaftenaar asked if the parking area would be part of the plan for Lighthouse visitors. Mr. Raad confirmed that won’t change.

Commissioners Cole and Lampen asked several questions about the location and size of the docks and slips. Mr. Raad explained the drawing is conceptual at this point but it meets the riparian requirements of the Department of Natural Resources regarding the depth of construction in the water. Balancing the larger boats with smaller boats along with electrical amperage is a challenge when trying to do it as efficiently as possible.

Mr. Reminga said the docks will be high end and will float which is the newest type of construction with the least amount of disturbance on the bottom of the lake.

Commissioner Lampen asked about building boat slips on the northeast side of the lake frontage. Mr. Raad explained that riparian restrictions prevent such construction and panels to prevent wave action would be placed in that area.

Commissioner Jaachim asked if there were any plans for the green area between the road and the pool area. Mr. Raad said it would be a common area only.

Commissioner Lampen requested more detail for the next meeting. Mr. Raad replied that detail would be provided that would include floor plans, format for boat slips and parking requirements. He is also trying to obtain a national study that has been published on recommendations for boat slips and parking spots.

Commissioner Ellis requested specifics about parking spaces – what there is in place now and what the developer plans for the future.

In discussion with the other commissioners following the presentation, Commissioner Lampen said he needed time to think through the ideas proposed by the developer and wanted to ask Andy Bowman, Planning Consultant for the Township, to look at the proposal.

Commissioner Schaftenaar asked Mr. Martin, Legal Counsel, if the marina and the residential development are separate applications under the PUD. Mr. Martin said both are part of the PUD and the Township Board will have the final recommendation about the regulations after the Planning Commission reviews the plan. Mr. Schaftenaar recommended two separate sets of review criteria be considered.

Mr. Reminga reviewed the four basic items that will be included in the PUD regarding the marina: 1) Boaters cannot lease space to anyone else without permission; 2) Minor boat maintenance will be allowed between 9:00 AM and 6:00 PM and no independent contractor can be on the premises without permission; 3) No long term “liveaboards” will be permitted; and 4) During the boating season the harbormaster will be on site from 9:00 AM to 6:00 PM. He also noted that the developer intends to apply for designation as a “clean marina” – very few are so designated in the State of Michigan. The neighboring Eldean marina has that designation.

Commissioner Lampen summarized the major areas that need more specificity for the next meeting.

1. Concrete design of the marina
2. Concrete concept of the boathouse
3. Exact scale replica with measurements of boat slip configuration
4. Exact footprint of elevation of the boathouse building
5. All items listed in the C-2 (nine)

MOTION

Commissioner Jaachim moved and Commissioner Schaftenaar supported to table Item #1 until the next meeting.

VOTE

Motion carried: 6-0

Chair Arendshorst returned to chair the remainder of the meeting.

PUBLIC COMMENT

Dan Mitchell, 2433 Michigan Walk – He counted 42 boat slips on the developer's drawing and asked where the remaining 38 are located. Commissioner Schaftenaar confirmed there are 80 – the slips are double. He thanked the Commission for staying with their decision for the "4/14/10" rule. He did not hear confirmation about 40 homes as the maximum and 12 for the Hillside units. Is the plan now 36 in the green space?

John Gronberg, 657 Lakeside Drive – He shared information regarding marinas and riparian site lines after attending a recent meeting of the Corps of Engineers.

Bonnie Roberts, 657 Lakeside – She asked if an ordinance is in place in the Township that allows direct involvement of residents who live near a proposed development, particularly in regard to form based codes.

_____, 651 Lakeside – She expressed concern about the impact of the marina, especially with regard to traffic, parking and pedestrian safety.

Tim Hemingway, 242 Bluebell Court – He is concerned about control of the traffic and parking. The attraction will be for people who want to use the parking spaces to visit the beach.

Ward Dobbin, 2430 Interlake Walk – He deduced from the proposal on side yards for the cottages that there will be a loss of 4' which will make them closer.

Pam Ross, 2430 Interlake Walk – She said the layout of the lots and the cottages is still unclear. She asked if there was to be a code for the windows and requested a definition for the difference between a long term "liveaboard" and a short term "liveaboard."

Public Comment closed at 8:25 PM.

ANNOUNCEMENTS

Chair Arendshorst said the name of a new commissioner for the Township Board, Jeff Pfof, will be proposed at the April meeting. She encouraged the

Planning Commissioners to review the Master Plan. She asked if any of the commissioners would be willing to attend the Board of Trustees meeting on April 14 since she will not be able to attend. Also, an update of the ordinance book will be available next month.

Commissioner Lampen asked if the PC Board packets could be available seven days prior to the meeting and if correspondence sent via e-mail could be forwarded to the commissioners earlier to allow better time for review.

Chair Arendshorst said she would discuss the request with Mr. Felix and Ms. Northrup.

MOTION

Mr. Ellis moved and Ms. Jaachim supported to adjourn the meeting at 8:28 PM.

VOTE

Motion carried: 6-0

Respectfully submitted,

Judith R. Hemwall
Recording Secretary
March 18, 2011