

PARK TOWNSHIP  
SPECIAL BOARD MEETING  
Work Session for PW1 Final PUD Application  
September 8, 2011

ART 1. CALL TO ORDER

Supervisor George Jacob called to order the special meeting of the Park Township Board held on September 8, 2011 at 3:00 p.m. at the Park Township Office.

Present were Supervisor George Jacob, Clerk Skip Keeter, Treasurer Jan Steggerda, Trustees Doug Dreyer, Bob Ellis, Jerry Hunsburger and Mike Toscano, Attorney Dan Martin, and Manager Jerry Felix.

Others Present: Planning Consultant Andy Bowman, Planning Commission Chair Jeff Pfost

ART 2. INTRODUCTION OF ITEM

Felix introduced the work session and attendees.

Bowman described PUD's as explained in our ordinance and what situation applies to this circumstance. He explained the steps the plan went through the Planning Commission and where the plan is at this time.

Martin explained today's meeting is about information only. The long term goal is to vote on the PUD that has been applied for by the applicant. He stated the determination of maximum density rests with the Planning Commission and other conditions can be negotiated with the applicant. If density is not agreed upon by the board it cannot be sent back to the Planning Commission for redetermination.

Martin described the term Parallel Plan.

ART 3. PROJECT PRESENTATION

Mark Harmson, representative of Point West 1, gave brief overview of the property and agreements between the owner and the Macatawa Cottagers Association.

ART 4. HISTORY/PROCESS RECAP

Greg Raad, representative for the developer, presented historical pictures of the area. He explained the design elements they considered when developing the plan including the style of existing structures.

Raad described the PUD's process through the Planning Commission and how the plan changed through each stage.

Raad stated the elements of the final plan are a culmination of all meetings with the Cottagers Association and the Planning Commission. These elements include traffic circulation within the PUD, gatehouse circulation vehicle/pedestrian (offsite), internal pedestrian circulation, building placement including frontage setback, and architectural styles.

A traffic analysis was presented to the board from a traffic engineer. The

study was done with 45 units which is above the maximum of 40. The traffic is well below the maximum allowable.

The developer stated they will not be selling lots. There will be an architectural approval committee. The committee will select and approve builders. Township staff will approve the architecture based on the PUD restrictions.

Bowman stated the process for density calculation.

Martin addressed issues related to the MDEQ and boat slips. No boat slips will be in the area of the view shed. The developer would need to get approval from the township to add boat slips.

Raad stated the applicant is committed to 80 slips. The detail of how the slips may look is up to the MDEQ.

The Township's jurisdiction stops at the water and is not liable for the development or issues' concerning the boat slips.

ART 5. BOARD DISCUSSION  
The board discussed their concerns regarding the plan.

ART 6. NEXT STEPS  
The board agreed to set another work session.

The next work session will be held at 3pm on October 13<sup>th</sup> prior to the board meeting.

ART 7. PUBLIC COMMENT PERIOD Special Presentation  
Jacob opened the public comment period.

Mark O'Brien spoke to the issue of the current homeowners and their heritage in the Macatawa area.

Bill Andersen, consultant for the Macatawa Cottagers Association, discussed the issue of density. He also questioned the Parallel Plan.

Scott Smith, attorney with Clark-Hill, stated the collective concerns of the Cottagers Association regarding the plan.

Bowman stated the purpose of the Parallel Plan is a hypothetical plan for establishing maximum density.

Jacob closed the public comment period.

ART 8. ADJOURN

The Supervisor adjourned the meeting at 6:24pm.