

Charter Township of Gun Plain  
Planning and Zoning Commission  
Minutes of May 20, 2015

Members present; Kellogg, Vance, Vogeler, Curry, Webber  
Absent; Simons, Morehouse

Motion by Vance 2<sup>nd</sup> Curry to approve the minutes of April 15, 2015. Approved

Motion by Vance 2<sup>nd</sup> Curry to approve the Agenda as written. Approved

Public Comment-none

Motion by Vance 2<sup>nd</sup> Curry to remove from the table the Site Plan for Rhapsody in Green. Approved

Motion by Curry 2<sup>nd</sup> Vance to open the Public Hearing. Approved

Site Plan for Rhapsody in Green-John Howe

Carole Thorne 407 Midlakes-Concerned about the lot across from her home and if it could be built on-no it is wetland

Dick Joslin 411 Midlakes-Concerned about the potential damage to the repavement of Midlakes which is set for this summer, from water, sewer and ditch construction.

Jack and Jan Collins 419 Midlakes-sent a letter- Concerned about the water run-off. (attached)

Motion by Vance 2<sup>nd</sup> Curry to close the Public meeting and open the regular meeting. Approved

We reviewed the Site Plan Information and find that Mr. Howe has met all questioned items and provided the information needed from the Department of Environmental Quality and the Allegan County Road Commission. We find that Mr. Howe is in sync with the Master Deed, Lake Doster Lake Association and the By-Laws for Rhapsody in Green.

Motion by Vance 2<sup>nd</sup> Webber we recommend that the Gun Plain Township Board of Trustees approve the Site plan for Rhapsody in Green, owner John Howe with the following conditions; the entire ditch shall be constructed upon sale of the first unit, the drainage ditch may not be altered by homeowners and shall be maintained by the homeowner. Any changes to the Master Deed for Rhapsody in Green must be approved by the Gun Plain Township Planning and Zoning Commission. If Midlakes is damaged during construction of the ditch the Developer John Howe is responsible for the repair of damage to the road. The Site Condominium is contingent upon approval from the Department of Environmental Quality for the docks. All driveways must have approval from the Allegan County Road Commission. All Approve

Pine Lake Boat and Motor -981 Doster Road-Patrick Cooper-Parcel # 03-08-012-003-00 & #03-08-012-003-10

Motion by Vogeler 2<sup>nd</sup> Vance to allow board member Curry to abstain from discussion and vote on Pine Lake Boat and Motor.

Approved- Webber, Vance, Vogeler

We reviewed the Criteria for Granting Site Plan Approval and found the following items needed to be on the Site Plan; Material and type of building, location of fuel pumps (Mr. Cooper stated that any waste oil is taken to the Service Center for reclamation and not stored on site), indicate the elevation, the location and screening of the dumpster, location of the handicap parking and access to business and the front, back and side heights of the structure.

Motion by Webber 2<sup>nd</sup> Vogeler to approve the Site Plan for Pine Lake Boat and Motor, Patrick Cooper, Parcel #03-08-012-003-00 and # 03-08-012-003-10, 981 Doster Road, contingent upon the following items shown on the Plans; the type of building and material used, location of fuel pump(s), the elevation of the building, location of the dumpster and screening, the handicap parking and access to the business and the height of the front, side and back of the building. We also give Supervisor Mike VanDenBerg authorization to review and approve the document when all of the contingencies are met. All Approve

Michigan Electric Transmission Company, LLC/ITC Parcel # 03-08-033-002-00,  
615 Riverview Drive

Charlie Devries and Karyn Boyd

We reviewed the Criteria for Granting Site Plan Approval and found that the following items needed to be on the Site Plan; Legal Description and address, square footage of the site, submit a soil erosion plan, identify the boundary of the property and state that they will comply with State, Local and Federal laws.

Motion by Vance 2<sup>nd</sup> Vogeler we approve the Site Plan for Michigan Electric Transmission Co. LLC/ITC, Parcel # 03-08-08-033-002-00, 615 Riverview Drive contingent upon the following items to be indicated on the plan; Legal Description and address, the square footage of the site, the submission of a soil erosion plan, identify the boundary of the property and indicate that they will comply with State, Federal and Local laws. We also give Supervisor Mike VanDenBerg authorization to review and approve the document when all of the contingencies are met. All Approve

Master Plan Update-on hold

Communications-no

Other-no

Public-no

Board Comments-no

Zoning Administrator Comments

Conflict of Interest Ordinance example has been given to the Board of Trustees for review.

Motion by Vance 2<sup>nd</sup> Vogeler to adjourn. Approved