



Fresh Coast Planning

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MEMORANDUM

To: Laketown Township Planning Commission
From: Emma M. Posillico, AICP *emp*
Date: September 16, 2020
Re: Master Plan Agency Comments and Public Hearing

As you are aware, a public hearing is scheduled for the draft 2020 Laketown Township Master Plan at your October 7, 2020 meeting. Prior to that hearing, comments are accepted from local, regional, and State agencies. Attached are comments from Saugatuck Township; there were no other comments received. We address the comments from Saugatuck Township below.

Saugatuck Township

Blue Star Highway Sub-Area

As you will note within the correspondence, Saugatuck Township is recommending that the "Zoning Plan within the Draft Master Plan be modified to include the R-3 Medium Density Residential category to the Mixed Use Classification & Master Plan Term." As you will note in the Zoning Plan (page 40 of the draft Plan), the Mixed Use Classification, which follows the Blue Star Highway, is correlated to the C-2, C-3, I-1, MU, & R-4 Zoning Districts. The Medium Density Residential Classification, which is concentrated in the northeast portion of the Township adjacent to the City of Holland, is correlated to the R-3 Zoning District. Essentially, the Master Plan Map currently anticipates medium density residential land use in the northeast area of the Township, with higher density residential land use around the Blue Star Highway area. As such, we respectfully disagree with Saugatuck Township's comment, and do not believe that revisions to the draft Master Plan are necessary. Of course, we welcome Planning Commission discussion on this matter.

Master Plan Modifications

The draft Master Plan document has not been modified since it was approved by the Township Board in February 2020 for distribution for public comment. In preparation for your public hearing though, we noticed that the composition of the Planning Commission has changed since we last met. As such, we have modified the cover page of the draft Master Plan to reflect the current Planning Commission.

Planning Commission Action

Following the public hearing, the Planning Commission can approve the Master Plan as presented, approve with modifications, or postpone until a subsequent meeting. If the Master Plan is approved by the Planning Commission as presented, we will compile the finalized document (including the associated Resolution), and provide it for your records. Additionally, a letter will need to be sent to the same local, regional, and State agencies that the Notice of Intent to Plan and draft plan letters were previously sent to, notifying them of the adopted Plan. We can provide a draft of the letter for your distribution.

As aforementioned, the Master Plan has been scheduled for a public hearing at your October 7, 2020 meeting. If you have any questions, please let us know.

EMP
Associate Planner

Attachment

Cc: Al Meshkin, Township Manager