

DRAFT

**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
November 17, 2010 - REGULAR MEETING**

PRESENT: Dennis Masson, Greg Latsch, Ronald Lindquist, Jack Ketchum and Russ Tiles.

ABSENT: David Rumpel and Ross Vlietstra

PARTICIPANTS: Lukas Hill - Community Development Director

**A. Call to Order.**

Masson called the meeting to order at 7:00 p.m.

**B. Adoption of Minutes.**

Masson moved to adopt the minutes as presented of the October 20, 2010 regular meeting of the Planning Commission. The motion was seconded by Ketchum, which passed unanimously.

**C. Approval of Agenda.**

Hill requested that item F, 2, ii, be removed from the agenda. It was also mentioned that the address for item E be change to "Leonard Rd" from Vinecrest. Latch moved to approve the agenda with the suggested changes. Lindquist seconded the motion, which passed unanimously.

**D. General Public Comment: None**

**E. Wright – Public Hearing: -Special Land Use for an Accessory Structure at 15465 Leonard Road.**

1. Presentation from Applicant
  - a. The applicant was represented by Carrie Wright who briefly explained that her brother built a deck off his accessory building without a permit. Hill explained that the existing building was already larger than what was allowed by right.
2. Open public hearing
  - a. No public comment
3. Closed public hearing
4. Deliberation and discussion

After Planning Commission discussion, Lindquist moved to approve the Special Land Use for an Accessory Structure larger than permitted by right in accordance with Hill's recommendation and per Section 905 of the Zoning Ordinance. Latsch seconded the motion and it was unanimously approved.

**F. Zoning Ordinance Text and Map Amendment considerations:**

1. Rezoning:

a. 16900 Taft – Lighthouse Store and Lock:

(1) The Planning Commission discussed the item and discussed the fact that the self storage facility was likely a nonconforming use prior to the new ordinance being adopted which would restrict the signage on the site. Hill stated that rezoning this parcel to what it is used for is an option; however the Planning Commission expressed concern rezoning to Industrial in an area surrounded by residential uses when the concern is only signage. The Planning Commission asked Hill to review the previous zoning and planning records and report back at the next meeting. Lindquist moved to table action on this item with support from Ketchum. Motion passed unanimously.

b. SE Corner of M-104 and 148<sup>th</sup> Avenue:

(1) The Planning Commission discussed that this area is in transition and that a wide variety of uses could occupy this corner as it will evolve from single family homes to businesses. After discussion, there was consensus by the Planning Commission that no action should be taken on this item as there wasn't enough compelling logic to support the rezoning the area back to residential at this time.

2. Text Amendments

a. Add Convenience Store w/Fuel Pumps to the Mixed Use Commercial District

(1) Hill stated that he has many discussions with property owners or their representatives with regard to placing a gas station at the NW corner of M104 and 148<sup>th</sup> Avenue. Hill stated the Master Plan clearly does not support the placement of a gas station in this location. Hill stated the Master Plan should be amended prior to allowing this use in the Mixed Use District. Dan Colella of WeBE, an architectural firm representing Wesco, presented draft plans and stated that they wrote a letter to Hill stating that a conditional rezoning may be the best route to go based on all of the options available. Hill stated that a Master Plan amendment would be necessary regardless of the method to allow Convenience Store with Fuel Pumps. Paul DeBartello made a public comment and stated his concern about the allowing too many gas stations and convenience stores in the area as it is a bedroom community and there are only so many dollars to go around.

The Planning Commission directed staff to prepare a general report to be reviewed at the next Planning Commission meeting regarding the M104 and 148<sup>th</sup> Avenue intersection and the Master Plan and offer pros, cons, and recommendations.

b. Remove “Uses similar to Special Land Uses” provision

- (1) Hill stated he will prepare the amendment as noted in his report.
- c. Accessory Buildings in Front Yard
  - (1) Hill confirmed that the PC concurs with Staff recommendations.
- d. Definition of “Lot Coverage” and “Structure.”

(1) Hill stated that these definitions should be reviewed as it was once interpreted by the ZBA that a parking lot was a structure. Hill stated that this interpretation is not consistent with the definition of a structure in the Building Code these definitions should be consistent. The Planning Commission concurred that the definition should be amended as long as it does conflict with the definition of a Building. Hill also questioned the PC is they were interested in regulating all lot coverage including impervious surfaces like driveways and patios as well as roof top. After discussion, the PC directed staff to prepare an amendment for the definition of “Structure” and not pursue changing the way we regulate lot coverage.

**G. Commissioner Comments**

- 1. Township Board: No report on the latest Township Board activity.
- 2. Zoning Board of Appeals: No Report.
- 3. Community Development Director: No Report.

**H.** Motion to adjourn at 9:02 PM made by Latch with support from Lindquist. Motion Passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman  
*Planning Commission*