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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
December 15, 2010 - REGULAR MEETING**

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

ABSENT: David Rumpel, Ross Vlietstra (resigned), and Ronald Lindquist

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 November 17, 2010 regular meeting of the Planning Commission. The motion was seconded by Ketchum and passed unanimously.

C. Approval of Agenda.

Latch moved to approve the agenda. Ketchum seconded the motion which passed unanimously.

D. General Public Comment: None

E. Zoning Ordinance Text and Map Amendment considerations:

1. Rezoning:

a. 16900 Taft – Lighthouse Store and Lock:

(1) The Planning Commission discussed this item and did not feel it was necessary to take any action on this item as it there was general consensus that rezoning the property inconsistent with the Master Plan was not in the best interest of the Township despite the existing nonconforming use.

b. SE Corner of M-104 and 148th 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.

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2. Text Amendments

- a. The Planning Commission reviewed the report by Hill. Latsch moved to table consideration of amending the Master Plan until such time that they have a full Commission present. The motion was supported by Tiles and passed unanimously.
- b. Hill will notice public hearings for text amendments related to the following:
 - 1. Accessory Buildings in Front Yard
 - 2. Remove “Uses similar to Permitted and Special Land Uses” provision under the Special Land Use category in all districts.
 - 3. New definition of “Structure.”

1. Township Board: Hill updated the Planning Commission on the Tyke Liquor License request.

2. Zoning Board of Appeals: No Report.

3. Community Development Director: Hill provided an update of the North Bank Trail and discussed the storage requirements of Recreational Vehicles in the Township.

F. Motion to adjourn at 9:15 PM made by Latch with support from Ketchum. Motion Passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission