

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 20, 2010 - REGULAR MEETING**

PRESENT: David Rumpel, Dennis Masson, Ronald Lindquist, Jack Ketchum, Greg Latsch
Ross Vlietstra, and Russ Tiles.

ABSENT: None

PARTICIPANTS: Lynée Wells – Williams & Works, Lukas Hill - Community Development
Director

A. Call to Order.

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

B. Adoption of Minutes.

Masson moved to adopt the minutes as presented of the December 16, 2009 regular meeting of the Planning Commission. The motion was seconded by Vlietstra, which passed unanimously.

C. Approval of Agenda.

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

D. Public Comment: None

E. Old Business:

1. Draft Zoning Ordinance and Map – Continuation of Public Hearing from December.

i. Presentation by Lynée Wells of Williams and Works on the draft Zoning Ordinance and Map.

ii. Open Public Hearing: Rumpel opened the public hearing. Mike Birkhold of 17368 Cole Park stated that he appreciates that the draft ordinance will offer some relief with regard to setbacks in the Strawberry Point area; however the he hopes that the Planning Commission will consider increasing the lot coverage maximum to more than the current 30%.

iii. Ketchum moved to close the public hearing. Lindquist seconded the motion, which passed unanimously.

iv. Planning Commission Discussion: Hill stated that many of the smaller lots in Strawberry Point are almost completely covered by structures and decks, which

makes most of the lots nonconforming. The Planning Commission generally discussed the concept of lot coverage and agreed that lot coverage should be less restrictive in the Cottage Residential District. Motion made by Rumpel to increase allowable lot coverage in the R-3 Cottage Residential District from 30% to 40%. Motion seconded by Vlietstra, motion passed unanimously.

There was further discussion about waterfront lot coverage in that only 20% of any waterfront lot may be covered with structures. Vlietstra made a motion to increase the lot coverage maximum on waterfront lots from 20% to 25%. Rumpel seconded the motion and the motion passed 4 -3 with Lindquist, Masson, and Latch dissenting.

The Planning Commission discussed the requirements in Section 346 that specifically stated that residential garbage containers need to be screened or placed a minimum of 150 feet from the property line. Hill suggested that this provision be removed as it would be difficult to enforce and because the Township has not has many complaints. Vlietstra moved to remove these restrictions on the storage of a residential refuse container. Ketchum seconded and the motion passed unanimously.

v. Lindquist moved to recommend that the Spring Lake Township Board adopt the draft Zoning Ordinance and Map with the draft date of 12/21/09 with the minor corrections as discussed. Latch seconded the motion and it passed unanimously.

F. Commissioner Comments

1. Lindquist gave a report on the latest Township Board activity including the budget process/audits, Board salaries, and economic trends in Ottawa County.
2. Latch stated that the Zoning Board of Appeals should be updated on the new provisions of the draft Zoning Ordinance to ensure that new cases are looked at differently now that new provisions should reduce the need for certain variances (i.e. Strawberry Point). Ketchum agreed and hoped that Hill will provide this training.

G. Motion to adjourn at 8:45 PM made by Masson with support from Lindquist. Motion Passed unanimously.

Respectfully submitted,

/s/

Ross Vlietstra, Secretary
Planning Commission