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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
June 16, 2010 - REGULAR MEETING**

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

ABSENT: None

PARTICIPANTS: 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 May 19, 2010 regular meeting of The motion was seconded by Vlietstra, which passed unanimously.

C. Approval of Agenda.

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

D. General Public Comment: None

E. Cather - Special Land Use for Accessory Building larger than permitted by right and Waterfront Accessory Structure:

Jeff Stille presented site plan and logic for accessory building. Structure will look similar to existing home. Upstairs is planned for storage only. Trees will be removed and will not be burned on site. They desire to pave the driveway which will take out a few additional trees. Regarding the deck, Stille stated the deck will have an enclosed base and be accessible for storage. Stille stated a dock permit was approved by the DNRE.

Rumpel stated concerns about roof over deck and would prefer to see cross section. He referred to former Gazebo guidelines and height restrictions. Lindquist also expressed concerns and would prefer to see cross sections. Ketchum had concerns about the enclosed base.

Public Hearing was opened by Rumpel. No comments were taken, Masson moved to closed the hearing with support from Vlietstra. Motion passed unanimously.

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Ketchum moved to approve the Waterfront Accessory Building as proposed with support from Vlietstra. Roll call: Lindquist-No (wanted cross section), Vlietstra-Yes, Ketchum-yes, Masson-yes, Latsch-yes, Rumpel- yes and Tiles-yes. Motion passed 6 to 1.

The Planning Commission discussed guest houses and expressed concerns that the proposed “carriage house” could be used as living quarter. The Planning Commission came to a consensus that the Zoning Ordinance does not allow them and if a second dwelling unit were constructed on the second floor, the Township would find them in violation of the ordinance and take appropriate steps to gain compliance. Still stated that roofing materials will be similar to house.

Rumpel moved to approve the accessory building as presented with a second from Vlietstra. Roll Call- Lindquist-Yes, Vlietstra-Yes, Ketchum-yes, Masson-yes, Latsch-yes, Rumpel-yes and Tiles-yes. Motion passed 7 to 0.

F. Pennants:

Hill explained that some business owners along M104 think we are too restrictive and should allow some other temporary types of signage, including pennants. After discussion, the Planning Commission asked Hill to research how the surrounding community regulates this type of signage. Discussion will continue at the next meeting.

G. Medical Marijuana:

Hill stated that the Township Board has enacted a moratorium on uses related to medical marijuana and that the Planning Commission will need to determine the best approach to regulate this use as prescribed by State law. Hill was asked to prepare draft regulations that would allow medical marijuana as a home occupation, which is consistent with the approach many other municipalities are taking.

I. Commissioner Comments and Reports

1. Township Board: No report
2. ZBA: No Report
3. Community Development Director: No report

H. Adjourn:

Motion to adjourn at 8:48 PM made by Ketchum with support from Latsch. Motion Passed unanimously.

Respectfully submitted,

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/s/

Ross Vlietstra, Secretary
Planning Commission