

DRAFT

**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
July 21, 2010 - REGULAR MEETING**

PRESENT: Dennis Masson (Chair), Jack Ketchum, Greg Latsch, Ross Vlietstra, Ron Lindquist 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.**

Latsch moved to adopt the minutes as presented of the June 16, 2010 regular meeting of The motion was seconded by Ketchum, 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. Integrity Auto, LLC - PUBLIC HEARING: Special Use Permit to permit a Vehicle Sales Facility at 14964 Cleveland Street per Section 955 of the Zoning Ordinance.**

Joel Faber and David Haven introduced their Special Land Use application stating that wish sell up to eight vehicles that may include one or two cars and mostly mopeds. The applicants stated that they need Township approval in order to transfer their dealers license from their old location in Holland to there new location. Haven explained that their business is somewhat seasonal and they do a majority of their sales on the internet. Haven also stated that the scooters are brought indoors every night.

Public Hearing was opened by Masson. No comments were taken, Ketchum moved to close the hearing with support from Latsch. Motion passed unanimously.

Lindquist moved to approve the Special Land Use request as proposed as it is compliant with Section 955 of the Zoning Ordinance, with the following conditions:

1. The applicant comply with all local, state and federal laws;
2. Adhere to all written and verbal representations; and
3. Adhere to the site plan presented.

Support from Ketchum. Roll call: Lindquist- Yes, Tiles-yes, Ketchum-yes, Masson-yes, Latsch-yes. Motion passed 5 - 0.

**F. International Aid/Harvest Bible Church:** Conditional Rezoning request per Section 110 from Industrial to Light Industrial and Special Land Use request per Section 930 to allow a Warehouse and Place of Public Assembly mixed use.

Chad Bush, representative for Harvest Bible Church, introduced the application and stated that the church will create a method to support the activities of International Aid and promote the Christian aspect of the organization. Bush stated that there have always been informal church activities on the site, however now they would like to formalize the activity and expand services. Bush stated this is a unique request and that by conditionally rezoning to Light Industrial, it would allow the overall operation to prosper.

David Wisen of International Aid described some the income and expenses related to the operation and how capital infusion was completed to save the organization. Wisen stated that International Aid went from 80 to 16 employees. Wisen understands that this is an unusual request and is looking for a way to support his ministry. He further stated that not all of the warehouse area is necessary as the shipping process has changed more into logistics verses storage. Wisen stated that volunteerism is the key to success and the church will help that goal.

Masson opened the public hearing. There were no comments. Ketchum moved to close the public hearing with support from Latsch. Motion passed unanimously.

Lindquist and Ketchum stated that they had some concerns about the evolving situation related to a church in the Industrial District. Ketchum stated that he appreciates the utilization of space, however he is unsure if it makes sense to approve something that is not consistent with Township plans. Lindquist stated that the pluses outweigh the minuses in this situation, especially during tough economic times. Latsch stated that International Aid is a unique use and it's status is iconic in our area.

Lindquist moved to recommend approval to the Township Board of the conditional rezone to Light Industrial as presented in the draft contract prepared by the Township Attorney with a draft date of 7/15/2010 with the inclusion of the offer from the applicant to not allow any church related outside activities. Support from Latsch. ROLE CALL VOTE: Lindquist- Yes, Tiles- yes, Ketchum- yes, Masson- yes, Latsch- yes. Motion passed 5 - 0.

International Aid - SPECIAL LAND USE for a Mixed Use Development in the Light Industrial District. Bush and Wisen explained that the church will not outgrow International Aid and that no activities will be held outside. They further clarified what areas the church would occupy inside the existing structure. Ketchum asked if this will be part of a new church. Wisen explained that the church will be part of an affiliation of churches.

Masson opened the public hearing. There was no comment and Lindquist moved to close the public hearing with support from Ketchum. Hill stated that it may make sense to table any action on this item until the Township Board makes a final decision on the conditional rezoning request. The Planning Commission agreed and Lindquist made a motion to table the Special Land Use request for a Mixed Used Development in the Light Industrial District. Ketchum supported the

motion which was passed unanimously. Wisen stated the he will offer a tour of IA for all Planning Commissioners and Board members to visit the facility.

**G. Medical Marijuana:**

Hill presented draft regulations related to the cultivation of medical marijuana. Hill explained that the proposed text amendment would allow the growing of marijuana as a home occupation within the parameters of state law. This would allow a Qualified Patient or a Primary Caregiver the ability to grow marijuana in their home in accordance with state law. Hill stated that this amendment would effectively not allow dispensaries in the Township. The Planning Commission reviewed the text and suggested changes for clarification purposes.

Ketchum moved to direct Hill to schedule a public hearing for this amendment with support from Lindquist. Motion passed unanimously. Hill stated that he would like to discuss a few other “house cleaning” amendments to the Zoning Ordinance along with this proposed amendment for efficiency sake. The Planning Commission agreed.

**H. Wetland Ordinance Amendment:**

Hill presented a draft amendment to the Planning Commission that was recommended by the Wetland Review Board that would include abandoned agricultural ditches as unregulated wetlands in Spring Lake Township. Hill noted that the DNRE could still regulate these types of wetlands, if they qualified. Hill stated this was formerly in the Wetland Ordinance, but was not included in the recent revision and should have been.

Latsch moved to recommend to the Township Board to approve the text amendment to the Wetland Ordinance. Lindquist supported the motion, which passed unanimously.

**I. Pennants**

The Planning Commission was generally not interested in modifying the current regulations related to pennants; however they would like to know if the Village of Spring Lake decided to modify their regulations.

**I. Commissioner Comments and Reports**

1. Township Board: No report
2. ZBA: Ketchum described the recent activity before the ZBA and Wetland Review Board. Ketchum noted that the average setback requirement for waterfront lots should be reviewed and possibly amended to allow administrative disqualification of homes that are over 300 feet from the water.
3. Community Development Director: No report

**H. Adjourn:**

DRAFT

Motion to adjourn at 8:36 PM made by Ketchum with support from Latsch. Motion Passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chair  
*Planning Commission*