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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
August 18, 2010 - REGULAR MEETING**

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

ABSENT: Ross Vlietstra

PARTICIPANTS: Lukas Hill - Community Development Director, Kevin Kieft - Township Engineer, Ron Brondyke – DPW 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 July 21, 2010 regular Planning Commission meeting. The motion was seconded by Latsch, which passed unanimously.

C. Approval of Agenda.

Masson moved to modify the agenda to make the Sintel, Inc Site Plan review a “preliminary review.” Lindquist seconded the motion. Role call vote: Lindquist: yes, Latsch: yes, Rumpel: no, Ketchum: no, Tiles: yes, Masson: yes. Motion passed 4-2.

D. General Public Comment: None

E. Sintel, Inc: Site Plan Review - Request to expand existing industrial building and develop new parking lot.

Travis Underhill of Latitude Engineering, the applicant’s representative, presented the site plan for Sintel, Inc. Underhill described why Sintel, Inc has requested expedited review of the expansion, which included new orders placed for products that would need to be in production by early 2011. Underhill further explained that Sintel was approved for some grants to bring jobs back to the U.S.A. Underhill explained that they are working with the Road Commission to get a partial right of way abandonment in order to make more room for parking and meet the requirements of the zoning ordinance. Underhill explained that they are requesting deviations from the landscaping requirements primarily because of the close proximity of the bike to the parking lot where trees would likely cause damage to both improvements. He also explained a request to deviate from the parking requirement that requires a 10’ greenbelt along the proposed western most parking area. Underhill stated that

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this area is adjacent to a large railroad right of way and would not impose on the adjacent industrial parcels.

Dennis Dornbush, owner of Sintel, Inc, explained the trends in his business over the last few years which included many layoffs. He explained that they wide fluctuation of income and they are hoping to increase that dramatically through this expansion.

Masson asked why they did not follow though with the application earlier in the year if they knew this was happening instead of requesting the expedited review.

Dornbush explained that this business decision could not be made until the orders for the product were confirmed.

The Planning Commission expressed their understanding of Sintel's request and expedited review; however they explained their reservations on making a decision when they have not had adequate time to review the site plan. The Planning Commission also expressed that they appreciated Dornbush being present to answer detailed questions.

Lindquist asked Dornbush what happens when the business out grows the site. Dornbush explained that the two businesses within the building would likely be split up and moved to separate locations.

Ketchum explained that the Planning Commission is not adversarial to business; they just want to make sure that things are done right and consistent with current laws and policy.

Underhill explained that they are likely going to increase the size of the building to 22,000 square feet and that might require cutting a corner off the building on the NW to accommodate truck traffic.

The Planning Commission was curious if the bike path could be moved south to make more room for the site and ask the applicant and staff to explore this option. The Township Engineer stated that it would not likely be supported by the Road Commission.

Masson asked about construction staging. Dornbush stated it would be in the parking area.

Rumpel and Ketchum expressed concerns about garbage and rubbish around the site. The applicant expressed that they will keep this material in the designated location for refuse.

Dornbush stated that he anticipates the work being done by March 1, 2011.

Brondyke stated that his concerns with the grade around the hydrant and other utilities were resolved; however he noted that having utilities under parking lots could cause problems in the future if repairs are necessary. Latsch did not think the Township should cover the cost of any repairs to the parking lot.

Rumpel made a motion to approve the preliminary site plan for Sintel, Inc with the following conditions:

1. That a final site plan and landscaping plan be considered by the Planning Commission once all final concerns have been addressed with staff.
2. That all verbal representations are adhered to.

Seconded by Lindquist, motion passed unanimously.

F. Zoning Ordinance Text Amendment Considerations:

1. Roof Signs: The Planning Commission concurred that roof signs should be defined as presented and a public should be held in September.
2. Farmers Market: The Planning Commission agreed that this definition should include “produce, plants, and food stuffs” and should not include “hard goods” that would encourage a flea market setting. The Planning Commission asked staff to schedule this for a public hearing.
3. Used Car Sales and Showroom uses in the Neighborhood Commercial: Hill explained that these two uses are existing uses in the NC District yet they are not permitted and fit the intent of the district. The Planning Commission concurred with Hill that these two uses should be added to the NC District and directed staff to include this proposed amendment with the other public hearings.

Hill noted that the Medical Marihuana regulations considered last month will also be on the agenda with a schedule public hearing.

G. Commissioner Comments and Reports

1. Township Board: Lindquist explained the sewer funding grant.
2. ZBA: No report as the July meeting was canceled.
3. Community Development Director: No report

H. Adjourn:

Motion to adjourn at 9:38 PM made by Masson with support from Rumpel. Motion Passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Chairman
Planning Commission