

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
February 15, 2011 – REGULAR MEETING**

PRESENT: David Rumpel, Dennis Masson, Ron Lindquist, Russ Tiles and Mathew Phares.

ABSENT: Greg Latsch and Jack Ketchum

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 December 21, 2011 regular meeting of the Planning Commission. Lindquist seconded the motion and it passed unanimously.

C. Approval of Agenda.

Masson moved to approve the agenda. Lindquist seconded the motion and it passed unanimously.

D. General Public Comment: None.

E. Arn Boezaart – GVSU/MAREC Center

Arn Boezaart, Director of the MAREC Center in Muskegon, conducted a presentation to the Planning Commission. Boezaart explained the purpose and role of the MAREC Center in West Michigan and also provided information regarding the future of energy sources in the U.S. and in the world. His main theme of the evening was that the status quo of energy sources is not sustainable. Boezaart explained that renewable sources (non-fossil fuel) must be brought into the mainstream for energy production and new technology must be developed to help conserve energy as well.

F. Fett - Special Land Use Review for accessory building over 1,600 square feet at 19091 W. Spring Lake Road

Hill explained that an emergency had come up and the applicant was not going to be able make it tonight. Hill stated that it would be reasonable to table the hearing and consideration of the application to the March Planning Commission meeting. Phares moved to table the Fett Special Land Use request to the March Planning Commission meeting with support from Lindquist. The motion passed unanimously.

G. Zoning Text Amendment – Public Hearing

The Planning Commission considered text amendments to the Zoning Ordinance related to the following subjects:

1. Accessory Buildings Standards – Prohibiting tarp material covered frames.
-Tiles stated that these regulations should only be applied to residential applications and the Planning Commission concurred. Hill was directed add the word “residential” in the text to clarify the intent.
2. Waterfront Setbacks – Adjustments to better protect viewsheds
3. Table 402.A – Modifications to reflect special land uses and permitted uses accurately.
4. General Commercial District – Special Land Uses for light industrial uses
5. Special Event Signage - Allow temporary event signs for festivals, etc.
6. Removal of Hotel Special Land Use since it was not allowed in any districts.
7. Warehouse and wholesale facility – Special Land Use in General Commercial District.

Rumpel opened the public hearing. No public comment was heard. Masson moved to close the public hearing and it was supported by Lindquist. Motion passed unanimously. Tiles moved to recommend approval of the text amendments with the aforementioned changes. Lindquist supported the motion and it passed unanimously.

H. Reports

1. Township Board: Lindquist discussed the pay raises for the board members and mentioned that the Township is considering joining the Michigan Municipal League.
2. Zoning Board of Appeals: Hill stated there was a variance request recently approved for a new home on Lake Michigan. Hill also stated that the ZBA also made a determination for a waterfront setback.
3. CDD: Hill mentioned that someone called with interest of opening an indoor gun range in the Township.

- I. Motion to adjourn at 9:00 PM made by Masson with support from Tiles. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Chairman
Planning Commission