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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
June 20, 2012 – REGULAR MEETING**

PRESENT: David Rumpel, Mathew Phares, Greg Latsch, Jack Ketchum, Russ Tiles, and Ron Lindquist

ABSENT: Dennis Masson

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.

Latsch moved to adopt the minutes as presented of the May 16, 2012 regular meeting of the Planning Commission. Lindquist seconded the motion and it passed unanimously.

C. Approval of Agenda.

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

D. General Public Comment: Scott Troutman stated that he would like to open a car detailing operation at the property owned by Ed Joseph located at 15281 Cleveland. Hill stated that this use would be considered a Car Wash which is not a permitted or special land use in the Neighborhood Commercial District. The Planning Commission generally stated that they may be willing to consider allowing a car wash in this district as this type of use occurs in other areas in the NC District. Hill stated he would prepare an amendment for consideration.

E. Klop – Kennel Special Land Use Request and Large Accessory Building Special Land Use Request.

Barbara Klop stated that she is requesting approval of a dog and cat kennel at her home located at 17891 Hickory Street. She stated that there will be no outdoor dog runs and that each dog will be walked individually by a leash. She stated that she will need to remain compliant with Ottawa County Kennel Licensing laws and that there will be no bathroom within the facility since the operation will be a home occupation with no other employees except her and her daughter. Ketchum questioned why cats get the privilege of a “room” when dogs get cages.

Rumpel opened the public hearing. Hill stated there were no letters from the neighbors. Ketchum moved to close the public hearing with unanimous support.

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Ketchum moved to approve the Klop Kennel Special Land Use request as it is compliant with Section 924 of the Zoning Ordinance with the following conditions:

- a. The Kennel facility shall remain compliant with all Ottawa County Kennel and Health Department requirements.
- b. If the current parcel is ever divided into a smaller parcel, the Kennel Special Land Use permit is subject to additional Township review and reconsideration.
- c. No outdoor dog runs are permitted with Township Planning Commission approval.
- d. All requirements of the Spring Lake Township Fire Department shall be met.
- e. Compliance with all verbal representations.

Latsch seconded the motion and it passed unanimously.

Ketchum moved to approve the Klop Accessory Building Special Land use to allow an additional 1,440 square feet of Accessory Building to allow the construction of Kennel as it is compliant with Section 904 of the Zoning Ordinance with the following conditions:

- a. The existing and proposed Accessory Buildings shall remain on a minimum of five acres.
- b. Compliance with all verbal representation.

Latsch seconded the motion and it passed unanimously.

F. Devries/Ryke Rezoning Request

Hill stated the Mr. Devries could not attend the meeting and would like the matter tabled until the July meeting. Hill stated that the applicant would also like to add more property in to the rezoning request which would warrant a new public hearing notice. The Planning Commission discussed whether or not they should open the public hearing and decided to open it since residents were in the audience.

Rumpel opened the public hearing. Mary Chittenden asked the Planning Commission what the definition of Medium Density Residential was. Hill noted that MDR allows for smaller lot sizes and reduced set back requirements. Hill also noted that it was required to have municipal water and sewer to reduce lot sizes below one acre. Rumpel moved to close the public hearing. Latsch supported the motion and it passed unanimously.

Lindquist moved to table the rezoning request. Ketchum supported the motion and it passed unanimously.

G. Hank Nash – Keeping of Bees Discussion.

Mr. Hank Nash stated that he would like the Planning Commission to consider a text amendment that would allow the limited keeping of bees in the R-3 district. Nash stated that he has them now and was informed by the Township that he could not keep them there without an amendment to the current laws. Nash discussed the nature of owning bees and being a caretaker. He stated that the breed of bees he keeps are considered very

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gentle and are not vicious or aggressive towards humans. Tiles explained his knowledge of bees and farming and did not feel it would be detrimental to adjacent property owners to allow limited bee keeping on small residential lots. The Planning Commission asked Hill to do some research on the matter and prepare a draft text amendment for consideration.

H. Zoning Ordinance Text Amendments – Public Hearings

1. Waterfront Setbacks: The Planning Commission discussed modifications to draft ordinance and concurred that the allowance for a deck or other structure beyond the determined waterfront setback should require a special land use permit. Rumpel opened the public hearing. Since there were no comments, Ketchum moved to close the public hearing. Latsch seconded the motion and it passed unanimously. The Planning Commission postponed their recommendation to the Township until final review of other associated text amendments so they can be delivered in one package.

2. Accessory Buildings in the Front Yard: The Planning Commission considered the draft language and proposed modifications for consistency. Hill also recommended that the Special Use criteria be placed in Chapter 9 where other special land uses exist. Rumpel opened the public hearing. Since there were no comments, Ketchum moved to close the public hearing. Latsch seconded the motion and it passed unanimously. The Planning Commission postponed their recommendation to the Township until final review of the recent changes.

G. Reports

1. Township Board: Lindquist discussed recent approvals for the Township to buy land.

2. Zoning Board of Appeals: Ketchum discussed the past ZBA applications and mentioned that the required 75' setback from the bluffline of Lake Michigan seems like an impossible setback to obtain, forcing landowners to obtain variances. Hill concurred and felt it would be a good item to study.

3. CDD: Hill questioned the Planning Commission if they would consider allowing limited light industrial uses or car washes in the Neighborhood Commercial. Hill stated that the light industrial uses could be controlled by using the special land use application and by applying form based guidelines. The Planning Commission was open to both concepts and asked Hill to prepare draft language.

H. Motion to adjourn at 8:15 PM made by Latsch with support from Ketchum. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Chairman
Planning Commission