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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
October 24, 2012 – SPECIAL MEETING**

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

ABSENT: David Rumpel and Amy VanDyke

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.**

Lindquist moved to adopt the minutes with corrections of the September 19, 2012 regular meeting of the Planning Commission. Ketchum seconded the motion and it passed unanimously.

**C. Approval of Agenda.**

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

**D. General Public Comment:** No general public comment.

**E. Spring Lake County Club – Site Plan Amendment**

Kevin Green, manager of the Spring Lake Country Club, stated that they wish to add a new accessory building on Country Club property to serve the purposes of a pump house and storage building. Green stated the existing pump on Petty's Bayou is not functioning well as it is old and the intake location is causing problems. Green stated the new accessory building located near Fruitport Road across the street from the club house will be more efficient reducing irrigation time and the intake will be in a deeper location improving water quality. Green stated that they do have a DEQ permit for the project and it is still active. Green stated that the building will be thirty feet from the right of way and ten feet from the regulated wetlands and will not create a noise issue as the only audible sound will come from an exhaust fan on the building when running. Green stated that a survey will be completed at the time of building installation which may not be until next year. Hill stated that an elevation survey will be required as well to ensure that the structure is not in the flood zone. Green stated that this process may end up taking two to three years depending on funding, but he understands that he would have to come back to the Planning Commission one year after this approval to request an extension. Green stated that the pump may sit out in the open when installed, but would not be operational until the new building was built around it. Tiles asked if injection fertilizing was to take place and Green stated it would not. Green also stated the building would match the architectural character

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of the main building, however they are thinking of going with a flat roof in case they need to remove the roof for pump maintenance.

Masson moved to approve the minor site plan amendment to allow a 24' x 32' accessory building as illustrated on the site plan as it meets the site plan review criteria in Section 1005 of the Zoning Ordinance with the following conditions:

1. Any fill within the floodplain will require a DEQ permit.
2. If necessary, the building shall be built to special flood requirements to ensure minimal impact to the building and content in case of flooding.
3. Noise levels from the pump shall not create a nuisance to the adjacent properties and shall be compliant with the township noise requirements.
4. No new exterior lighting is permitted.
5. Wetland areas are to be fenced off at the time of construction to prevent wetland impacts.
6. Outdoor storage is not permitted around the outside of the building.
7. The irrigation pump will not be operational until surrounded by new accessory building.
8. The existing concrete pad will be removed as part of the project.
9. The accessory building will match the architectural aspects of the main club house.
10. The site is to remain compliant with all other federal, state, and local laws; and
11. That all written and verbal representations are made part of this site plan approval.

Lindquist seconded the motion and it was unanimously approved.

**F. Fewless:**

Nathan Fewless, represented by Chris Wilson, explained the owner's interest in replacing a deck at 15492 Leonard Road. Wilson explained that the new owner would like to make the deck larger than what it is and that it would basically be at grade level. Ketchum stated that it would be in keeping with the neighborhood since adjacent parcels have similar waterfront decks along the river. Wilson stated the owner may wish to include a glass railing or fence to keep the owner's children safe.

Masson opened the public hearing. There was no public comment. Masson moved to close the hearing with support from Ketchum. Motion passed unanimously.

Latch moved to approve the Waterfront Accessory Structure as indicated on the site plan as it met the review criteria in Section 306, I, 5, with the following conditions:

1. The deck shall be built in compliance with the provided site plan; however the deck may be reduced in size without further Planning Commission review.

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2. Deck may be removed prior to obtaining a permit for the new home; however construction of the new deck may only occur once the new home has been permitted.
3. Any new fence or railing shall comply with the waterfront fence requirements.
4. The applicant will comply with any other local, state, and federal laws.
5. The applicant will comply with all verbal representations.

Ketchum seconded the motion and it passed unanimously with a roll call vote.

**G. Wiersma**

Larry Wiersma explained that he would like to have a new Waterfront Accessory Structure in the form of a deck and storage area underneath. Wiersma added that he would like to add on to existing pool house as part of building his new house project on the shore of Spring Lake. Wiersma stated that he understands that the property will need to be split prior to the construction of either building. Wiersma stated there will be stairs wrapping around the waterfront structure and the pool house addition will be 32' x 38', will have garage door on the back of it and it will match the house. Wiersma stated he will be using the existing driveway on site that was once utilized by the house that was once located by the water until he moved it east near Fruitport Road.

Masson opened the public hearing and there were no public comments on either application. Latch moved to close the public hearing with support from Lindquist. The motion passed unanimously.

Ketchum moved to approve the Wiersma Special Land Use request to permit a 320 square foot waterfront accessory structure as it met the criteria in Section 306 I, 5, with the following conditions:

1. The deck shall be built in compliance with the provided site plan; however the deck may be reduced in size without further Planning Commission review.
2. Facades of the new deck and house will match.
3. The applicant will comply with any other local, state, and federal laws.
4. The applicant will comply with all verbal representations.

Lindquist seconded the motion and it passed unanimously with a roll call vote.

Ketchum motioned to approve the Wiersma Special Land Use request to construct a 32' x 38' addition to the existing pool house that exceeds the maximum area limitations in the R-1 Zone District with the following conditions:

- a. The accessory building shall be built in compliance with the submitted site plan and elevation drawings.
- b. The accessory building may be reduced in size without further review by the Planning Commission.

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- c. The Accessory Building addition will match the architectural character of the new house.
- d. The applicant will comply with any other local, state, and federal laws.
- e. The applicant will comply with all verbal representations.

Latsch seconded the motion and it passed unanimously with a roll call vote.

**H. Zoning Ordinance Text Amendments**

- 1. Bike path requirements and sidewalk requirements: The Planning Commission discussed the proposed bike path and sidewalk standards. It was mentioned that a new definition of bike path and sidewalk should be added to clarify the difference. It was also questioned what the difference is between AASHTO standards and Ottawa County Road Standards. There was also a question on whether or not a 10' wide bike path is necessary. It recommended that the time frame for completing a sidewalk within a development should be three years, not five and that sidewalks and/or bike paths should also be required for developments on M104.
- 2. RV parking: There were no comments on the draft RV storage requirements that were previously discussed.
- 3. Keeping of Bees: It was mentioned that the word "colony" needs to be replaced with "hive" in the special use standards.
- 4. Neighborhood Commercial amendments: Hill explained that he removed the language that would allow industrial uses in the Neighborhood Commercial district as a special land use as directed. It was also mentioned that item C referencing cars being washed out side needed to be removed in draft section 914.
- 5. Nonconforming buildings and uses: Based on Planning Commission direction, Hill presented new draft amendment language that would allow for the re-establishment of a nonconforming use in a structurally sound building that is designed for a nonconforming use. This would require a special land use permit and site plan review. Expansion of the building would still be limited to 50% of the existing footprint. Hill was directed to add special land use criteria for this application.

**I. Reports**

- 1. Township Board: Lindquist discussed the fire station renovations on 174<sup>th</sup> Avenue.
- 2. Zoning Board of Appeals: Ketchum stated there was a meeting in November.
- 3. CDD: Hill discussed what he learned at the Michigan Association of Planning Conference. Hill also mentioned Supervisor Nash's concern about tree planted to close to the shore of Spring Lake.

- J. Motion to adjourn at 9:10 PM made by Masson with support from Latsch. Motion passed unanimously.

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Respectfully submitted,

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Dennis Masson, Vice Chairman  
*Planning Commission*