

DRAFT

**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
November 21, 2012 – REGULAR MEETING**

PRESENT: David Rumpel, Jack Ketchum, Ron Lindquist, Greg Latsch and Amy VanDyke

ABSENT: Dennis Masson and Russ Tiles

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.**

Lindquist moved to adopt the minutes with corrections of the October 24, 2012 special 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. Introduction of Amy VanDyke, new Planning Commissioner**

Hill introduced Amy VanDyke to the Planning Commission and each member took a few moments to share some information about them. The Planning Commission welcomed VanDyke aboard.

**F. Zoning Ordinance Text Amendments**

1. **Bike path requirements and sidewalk requirements:** The Planning Commission discussed the proposed bike path and sidewalk standards. Lindquist questioned why a sidewalk needs to be made of concrete verses asphalt. It was mentioned that the new definition of bike paths and sidewalks should be reviewed by the Township Engineer to clarify if only the AASHTO standards are required to mention for a definition. Hill also mentioned that he will further discuss this language with the Township Engineer to clarify that some flexibility away from AASHTO would make since as no federal dollars would likely be involved, but to make sure that designs include ADA or Universal Design considerations.
2. **RV parking:** There were no comments on the draft RV storage requirements that were previously discussed.

3. Keeping of Bees: Lindquist stated that he has had calls from residents that currently keep bees in the Township and he stated they are concerned about the expense of a special land use permit. The Commission agreed to consider crafting regulations for the keeping of bees without a special land use requirement. Hill stated this would also alleviate the allowance of possibly considering other farm animals in the R3 District. Hill stated he will revise the language accordingly.
4. Neighborhood Commercial amendments: There were no comments on this section.
5. Nonconforming buildings and uses: This language was reviewed and Hill suggested adding language to also require nonconforming signs to be brought into compliance.

**G. Meeting Dates:**

The Commission passed the present 2013 meeting dates are the third Wednesdays of the month.

**I. Reports**

1. Township Board: No report
  2. Zoning Board of Appeals: Ketchum stated there was a variance approved in November regarding the building of an accessory building in the front yard of a lot that had three front yards based on the definition of front yard.
  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 Ketchum with support from Latsch. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Vice Chairman  
*Planning Commission*