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

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

ABSENT: None

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 as presented of the February 15, 2012 regular meeting of the Planning Commission. Ketchum seconded the motion and it passed unanimously.

**C. Approval of Agenda.**

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

**D. General Public Comment: None.**

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

Jim Twa, representing the owner, stated that his client wishes to add on to his garage to a size near 1,700 square feet. Rumpel stated he was comfortable with the proposal. Masson stated that the square footage calculations need to be corrected. Ketchum asked if the siding will match the existing building Twa confirmed that it will. Rumpel opened the public hearing and there were no comments. Masson moved to close the public hearing with support from Lindquist. The motion passed unanimously. Rumpel moved to approve the Fett Special Land Use request to construct a 1699 square foot accessory building as it meets the criteria set forth in Section 905 of the Zoning Ordinance with the following conditions:

- a. The accessory building shall be built in compliance with the submitted site plan and elevation drawings. The accessory building may be reduced in size without further review by the Planning Commission;
- b. The applicant will comply with any other local, state, and federal laws; and
- c. The applicant will comply with all written and verbal representations.

Lindquist seconded the motion and it passed unanimously.

**F. VanderMill LLC Site Plan and Special Land Use – Public Hearing**

Paul Vander Heide gave a presentation on the proposed expansion which is primarily related to the production and distribution of hard cider. He stated that he is looking to invest nearly \$700,000 in the hard cider endeavor if all goes well. Lindquist asked about the hours of operation. Vander Heide stated that they close for a few months in the winter and are generally open to the public Thursday through Saturday. Vander Heide state that they may seek an Industrial Facilities Tax Exemption if all goes as planned and he anticipated working with David Miller from the Chamber. Vander Heide stated that the was in agreement with review by Hill however he did have a problem with providing a knox box for emergency access. He stated that it was in part due to likely complications with the production of alcohol and the liquor control commission. Ketchum asked if he was requesting an omission of the knox box requirement. Vander Heide stated he would prefer that and that he was not comfortable with the fact that a knox box was only used in when public security was at risk.

Ketchum asked about the picnic shelter that was requested but not shown on the plan. Vander Heide stated that this was somewhat of a last minute thought and wanted to have permission now instead of coming back for another site plan review in the future. Ketchum also asked if a loading dock would be necessary and if the crates in the back were a safety hazard. Vander Heide stated that they do not need a formal loading dock and that the business is set up in a park-like setting. He continued that the crates are designed for high stacking and should not pose a safety issue. Ketchum reminded Vander Heide that they are charged with being the community “watch dogs” and need to make sure that all facets of the site are safe and will protect the public welfare. Latsch asked how the product was leaving and what type of shipments. Vander Heide stated that they self-distribute in Michigan, locally for the most part, and also use UPS for shipments to Chicago. Latsch ask if they will have a forklift in the parking lot and Vander Heide stated they will but not during the busy retail times. Tiles asked how they would maneuver a 28’ flatbed in and out of the site. Vander Heide stated that they use the south lot, the yard south of the south lot, and the neighboring property at times.

Rumpel opened the public hearing. A Township resident and former employee of VanderMill stated that she loves cider mills and was excited about the expansion and that is was very family oriented. Masson moved to close the public hearing and it was supported by Lindquist. Motion passed unanimously. Masson moved to recommend approval of the site plan and special use request including the following items:

1. A building expansion of 3,000 square feet for the purposes of warehousing and/or wholesaling products made on site;
2. Paving six parking spaces on the south side of the building;
3. Allowing the future construction of an open sided picnic shelter up to 600 square feet in size in the field 150’ east of the existing building that does not go south of the of the front/south foundation of the existing building;
4. Allowing the future construction of a dumpster enclosure with a roof on it; and

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5. The propose site plan meets the approval criteria of Section 1005 and 955A of the Zoning Ordinance.

With the following conditions:

1. All lighting is to be full cut off fixtures with recessed luminaries, aka night sky friendly, per Article 7;
  2. Wheel or bumper guards shall be installed on all parking spaces;
  3. No overflow parking shall be closer than 10 feet to the right of way line (M104);
  4. Any rooftop and ground mechanical equipment visible from M104 shall be screened as per Section 710 of the zoning ordinance on the existing building and proposed addition;
  5. All requirements of the review by the Fire Marshal be met with knox box requirement to be reviewed by applicant and Fire Marshal;
  6. Any future expansion would require site improvements that would allow large truck to navigate the site without extensive backing and improve separation from customer parking;
  7. No additional landscaping is required;
  8. Any and all outdoor storage shall remain east of the dumpster enclosure and not further east than the building.
  9. The site is to remain compliant with all other federal, state, and local laws; and
  10. That all written and verbal representations are made part of this site plan approval.
- Lindquist supported the motion and it passed unanimously.

**H. Reports**

1. Township Board: Lindquist discussed the annual meeting and noted that the annual budget was done.
  2. Zoning Board of Appeals: No report.
  3. CDD: No report.
- I.** Motion to adjourn at 8:30 PM made by Masson with support from Ketchum. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Chairman  
*Planning Commission*