

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
April 18, 2012 – REGULAR MEETING**

PRESENT: Dennis Masson, Mathew Phares, Greg Latsch and Jack Ketchum

ABSENT: David Rumpel, Russ Tiles, Ron Lindquist

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.

Latsch moved to adopt the minutes as presented of the March 21, 2012 regular meeting of the Planning Commission. Phares seconded the motion and it passed unanimously.

C. Approval of Agenda.

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

D. General Public Comment: None.

E. Waterfront Setback

Hill explained that he was concerned about the allowance of a 20' deck between the waterfront setback and the water due to possible visual obstructions including solid or "walled" railings as well as other items that could be placed on the deck like grills, storage cabinets, and furniture that could impede waterfront views. Hill presented a picture of a case where a resident recently put up a solid 36" wall on their deck instead of a spindle type railing resulting in significant view blockage. After much discussion, the Planning Commission directed Hill to prepare draft language that would only allow a deck to be placed beyond the determined waterfront setback via a special land use or by the Zoning Board of Appeals. Hill was advised by the Planning Commission to discuss the matter with the Township Attorney to determine which body would be best to review a deck beyond the setback.

F. Accessory Buildings in Front Yards

Hill stated that in 2011, the Planning Commission had considered a zoning ordinance text amendment allowing accessory buildings in the front yard under certain circumstances. Hill stated that there has been some interest in this concept again by a landowner in the Township. The Planning Commission asked Hill to revisit the language and offer a draft amendment for the May Planning Commission meeting.

H. Reports

1. Township Board: No report.
 2. Zoning Board of Appeals: No report.
 3. CDD: Hill stated that he recently went to a one day planning conference relating to the planning challenges and opportunities related to aging demographic in Michigan.
- I.** Motion to adjourn at 8:05 PM made by Latsch with support from Ketchum. Motion passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission