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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
May 16, 2012 – REGULAR MEETING**

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

ABSENT: David Rumpel

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 as presented of the April 18, 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. Ketchum seconded the motion and it passed unanimously.

D. General Public Comment: Tim Westra of 19081 Elizabeth Ct. explained that he placed an offer on property located on 168th Avenue in Spring Lake Township. He stated that he was interested in building a duplex on this vacant lot that is situated between duplexes on the north and south sides. Westra explained that he had discussions with Hill on the subject property and was told that the property is now zoned R-2 which does not allow duplexes. Westra felt this did not make sense given the existing development in the area. Hill explained that this area is not served by municipal sewer and that was the primary reason the Master Plan and Zoning Ordinance did not support or allow multifamily housing on private septic systems. Despite the surrounding land uses, Hill stated that this lot will likely have to accommodate a single family home. In general, the Planning Commission did not feel that it was a good idea to consider amending the Master Plan at this point for one parcel especially since the five year Master Plan review is coming up in 2013.

E. Waterfront Setback

Hill explained that he was concerned about the allowance of a 20' deck beyond 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. After the Planning Commission

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reviewed the draft language Hill provided, Ketchum moved to schedule a public hearing in June for the text amendment as presented. Tiles seconded the motion and it passed unanimously.

F. Accessory Buildings in Front Yards

Hill reviewed the draft zoning text amendment language that would allow an accessory building in the front yard as a special use. Hill stated that there have been quite a few requests this year for them in the front yard and that the requests seem reasonable as they wouldn't have negative impacts on adjacent property or be visible from the public road. After the Planning Commission reviewed the draft language Hill provided, Ketchum moved to schedule a public hearing in June for the text amendment as presented. Tiles seconded the motion and it passed unanimously.

G. Reports

1. Township Board: Lindquist discussed the "tarped building" feedback the Township Board received, the new fire station on 174th Avenue, and Lovell Park.
2. Zoning Board of Appeals: Ketchum discussed the applications the ZBA reviewed in April.
3. CDD: Hill stated that he plans to review the implementation strategies of the Master Plan and see how well we have fared over the last four years.

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

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission