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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
August 15, 2012 – REGULAR MEETING**

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

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.**

Latsch moved to adopt the minutes as presented of the June 20, 2012 regular meeting of the Planning Commission. Lindquist seconded the motion and it passed unanimously.

**C. Approval of Agenda.**

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

**D. General Public Comment: None**

**E. Devries/Ryke Rezoning Request – PUBLIC HEARING**

Roger Devries stated that he has owned the property for 18 years and is interested in rezoning to allow the property to be developed with single family homes similar to Heather Court and Bridlepath. Devries stated that he anticipates a subdivision but will likely sell the property to another developer and leave the site plan review process to them. Lindquist asked if the potential buyer was present and Devries stated that he did not have a buyer locked in at the time. Lindquist also clarified the property Devries owned was 28 acres in area, but the public hearing was to consider rezoning the entire block of property from VanWagoner south the Township line and from 168<sup>th</sup> Avenue to West Spring Lake Toad. Hill stated that he noticed the whole block for rezoning in order to give the Planning Commission the option of rezoning the whole block or just the Devries/Ryke property. Hill stated that the rezoning would benefit the other subdivisions as it would reduce building setbacks and give them greater flexibility on their property.

Rumpel opened the public hearing.

Martha Adamczyk stated that she lives across the street and feels a new development would directly impact her but she would like the homes on the property

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improved. Adamczyk stated that there is a shallow water table in the area that would be prohibitive to development.

Adam Beck stated he lives on Bridlepath just south of the Devries property. Beck stated that he does not believe the development fits the character of the area and this was not the right place or time for development in the area. Rumpel asked Beck if he would be doing something similar with the property if he owned it and Beck stated that he likely would.

Roger Jonas stated that he lives in Ferrysburg just south of the Township line. He stated that he felt that Devries has the cart before the horse as no development plan is available for review. Hill stated that a development plan is not part of the requirements for rezoning.

Joe Bullinger stated that he owns property in the vicinity and was concerned about the ponds in the area but felt that Devries would do a good job.

Megan Martin stated she lives on Heather Court and stated that she was concerned about high density housing coming into the Township that is generally suited to lower income families which increases crime. She was also concern about commercial development and Hill clarified that commercial uses are not permitted in the R-2 District unless incorporated into a PUD.

Scott Hemmelsback of Heather Court stated that he was fundamentally opposed to more development in this area.

Ed Baldwin of Woodcrest Drive stated that he did not feel Devries was had enough information presented to prove the site was suitable for development nor did Devries have the experience necessary to develop in the Township.

Spellman stated that he likes what we have now in the area.

Tom Olson of Bridlepath was curious if this would be a PUD or subdivision. He also stated that there was one lot left in Bridlepath and that he would not like to see it built different than the others if the zoning changed. He was also concerned about where utilities come through to Bridlepath and how that would impact adjacent homes.

Latsch moved to close the public hearing. It was supported by Masson and passed unanimously.

Linquist stated that a preliminary plan would be nice to review and that an environmental review would be necessary for consideration. The Planning Commission concurred with this statement and felt more information based on Section 109, B, 7, e and f of the Zoning Ordinance should be provided. Masson motioned to recommend the Township Board deny the Devries/Ryke rezoning request due to lack of information including items in Section 109, B, 7, e and f of the Zoning Ordinance. Seconded by Lindquist. Role call vote: Lindquist: Yes, Latsch: Yes, Rumpel: Yes, Ketchum: Yes, Masson: Yes, Tiles: Yes. Motion passed.

**F. Bud Lucky – Outdoor Storage of Recreational Vehicles**

Mr. Lucky stated that he desires to park his 5<sup>th</sup> wheel RV in the front yard however his driveway is too short to accommodate the RV and he feels that others are in a similar situation. The Planning Commission discussed the issue and felt that some relief was reasonable. The Commission also discussed the logic behind the ordinance, which was to limit intrusion into the right of way and general aesthetics. The Planning Commission directed Hill to review Section 338, F, and provide text amendment options that may provide RV owners the ability to park closer to the right of way.

**G. Keeping of Bees/Farm Animals in the R-3 District**

The Planning Commission reviewed the draft ordinance provided by Hill. Ketchum stated that he would like to add provisions that bee hives should be limited to 20 cubic feet and that the bees should be provided a constant source of water. The Planning Commission asked Hill to conduct a public hearing for the next meeting with the revised draft language.

**H. Herman Miller Site Plan Review – Parking Lot Addition**

Herman Miller, represented by engineer Steve Witte, stated that Herman Miller desires to expand their parking lot in front of the health clinic at 18511 – 171<sup>st</sup> Avenue. Witte stated that the new parking spaces will support the clinic and health center. Witte also explained the Drain Commissioner did not foresee any concerns with the additional drainage being added to the site. Witte explained that the building will not be expanded.

Lindquist moved to approve the site plan with the following conditions:

1. Parking bumpers be placed at the front of all new parking spaces;
2. Snow storage areas be identified on the site;
3. All deciduous trees must have a minimum trunk caliper of two inches;
4. All requirements of the review by the Fire Marshal, Ottawa County Road Commission ,and Ottawa County Drain Commission be met;
5. The site is to remain compliant with all other federal, state, and local laws; and
6. That all written and verbal representations are made part of this site plan approval.

Ketchum supported the motion and it was passed unanimously.

**I. Zoning Ordinance Text Amendments – Public Hearing:**

The Planning Commission reviewed text amendments that would allow car washes and light industrial uses in the Neighborhood Commercial District. The Planning Commission felt that the car washes should be a special land use in the NC District and a new Section 914 listing the requirements of the special land use added to the Zoning Ordinance. It was also the consensus that the Commission that light industrial uses could also be special land uses in the NC district. Rumpel opened the public hearing. No comments were taken. Masson moved to close the public

hearing and Lindquist supported. The motion passed unanimously. Hill will provide the revisions for the Planning Commission at the next meeting.

**J. Zoning Text Amendments to consider forwarding to the Township Board**

1. Waterfront Setbacks: The Planning Commission reviewed the final draft text amendments for Section 356 – Waterfront Setbacks that remove the unenclosed deck option to be built beyond the waterfront setback. Masson moved to recommend approval of this language to the Township Board with a second by Lindquist. The motion passed unanimously.
2. Accessory Buildings in the Front Yard of a non-Waterfront Lot: The Planning Commission reviewed the final draft language to allow accessory buildings in the front yard as special land use. Masson moved to recommend approval of this language to the Township Board with a second by Lindquist. The motion passed unanimously.

**K. Ferrysburg Master Plan**

The Planning Commission asked Hill to review the plan and provide comments to the City.

**L. Reports**

1. Township Board: Lindquist discussed the Lovell Park property purchase.
2. Zoning Board of Appeals: Ketchum had no report since there was not a July ZBA meeting.
3. CDD: Hill discussed bike path requirements for new developments.

**M.** Motion to adjourn at 9:50 PM made by Rumpel with support from Latsch. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Chairman  
*Planning Commission*