

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
October 16, 2013 – REGULAR MEETING**

PRESENT: Dennis Masson, Jack Ketchum, Ron Lindquist, Greg Latsch, Russ Tiles and Amy VanDyke

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.

Masson asked about statement from Tiles on page 3 of the minutes where he was concerned about the lots being too small and that there was no statement from the developer. Hill stated that he recalls the developer stating that they plan to build two story homes and that they have home plans for the small building sites. Hill stated he would add this change. Lindquist moved to adopt the minutes of the August 21, 2013 regular meeting of the Planning Commission with the discussed changes. 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: None.

E. Heartwood Lodge – Minor amendment to add oxygen tank.

Mark Reenders of the North Ottawa Community Hospital explained that they would like to place a larger oxygen tank on site to reduce costs and vehicle trips to the facility. Reenders stated it would be close to the existing shed. Reenders stated that it had to be in this location due to the location of existing utilities. It was stated by Dennis King of Lake Welding Supply that unit would be enclosed by a fence and will also have cement bollards to avoid vehicle accidents.

Lindquist moved to approve the minor amendment to allow the installation of a permanent oxygen tank at Heartwood Lodge with the following conditions:

1. A fence be added around the base of the tank.
2. The site remains otherwise compliant with all federal, state and local laws.
3. The applicant complies with all written and verbal representations.

Latsch seconded the motion and it passed unanimously.

F. Sign Ordinance Amendment – Governmental Signs – Public Hearing.

Hill explained that the Township would like to place a sign at the new fire station on 174th Avenue that includes a programmable digital sign. Hill explained that the station is zoned Industrial which does not permit programmable digital signs. Hill explained that many communities, including many in the area, exempt governmental signs in the zoning ordinance as many of them are specific public purposes like traffic signs. Hill stated that the Township Manager would like the Planning Commission to consider exempting all governmental signs so the Township could place a programmable digital sign at the fire station. Latsch stated he was concerned about the impression that the requested amendment would make as it appears to give the government more rights than the landowners nearby. Latsch stated that this amendment would not strengthen the credibility of the government when it feels like the federal government is not held to the same standard in many cases and eroding public trust. Tiles stated that he was concerned about allowing government to go above and beyond what the other landowners could do in the Industrial District and that it should be consistent to Industrial District, not just for government. Masson stated that he feels that if the Township can put one up, why not the other guy?

Masson opened the public hearing. With no public comment, Lindquist moved to close the hearing with support from Ketchum. The motion passed unanimously.

Latsch made a motion to recommend to the Board of Trustees to amend the Zoning Ordinance to allow programmable digital signs in the Industrial District and Light Industrial District in the same manner they are allowed in the General Commercial District. He also stated that the last sentence in the programmable digital sign text box in the General Commercial and Mixed Use Commercial needs to be removed as it pertains to only allowing programmable digital signs in the General Commercial and Mixed Use Commercial districts.

Tiles seconded the motion and it passed unanimously.

G. Critical Dune Development – Variances Discussion

Hill stated that a number of variances have been passed in the critical dune area along North Shore Estates Road that is beginning to indicate that maybe the Township needs to review the existing regulations for this area. Hill stated that he would like to get further input from the ZBA and the North Shore Estates Association before presenting any amendments.

H. Site Plan Enforcement Discussion

Masson stated that he was interested how staff follows up with approved for site plans. Hill stated that for commercial and industrial site plans, the Building Official typically calls him for the final inspection to make sure that all requirements have

been completed. If the site does not require an occupancy permit for the work being complete (i.e. a parking lot expansion), the Building Official doesn't inspect the site or call him. Hill stated that he doesn't always perform this type of inspection for residential but will make sure it is set up in the process for all residential variances, special land uses, and authorizations.

The Planning Commission also reiterated that they wish to revoke the special land use for the West Michigan Detail LLC. Hill stated he will do the notices for the public hearing in November. Masson also asked that the dumpster be screened at the site, per the code requirements.

J. Reports

1. Township Board: Lindquist reviewed requested tax exemptions.
 2. Zoning Board of Appeals: Ketchum summarized the Lamancusa authorization.
 3. Community Development Director: Hill explained that we will resume looking at the Master Plan now that Community Profile Update is done.
- J. Motion to adjourn at 8:42 PM made by Ketchum with support from Masson. Motion passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission