

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
November 20, 2013 – REGULAR MEETING**

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

ABSENT: David Rumpel and Jack Ketchum

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 of the October 16, 2013 regular meeting of the Planning Commission with the discussed changes. Latch 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. West Michigan Detail LLC – Public hearing to consider revocation of a Car Wash Special Land Use permit at 15281 Cleveland St.

Masson indicated that the hearing was to revoke the permit as the original applicant did not comply with the terms of the permit which was based on the requirement that the applicant wash cars on site which was not permitted; only detailing and vacuuming cars was permitted.

Masson opened the public hearing. With no comments, Ketchum moved to close the public hearing with support from Latsch. Motion passed unanimously. Lindquist moved to revoke the special land use for a car wash at 15821 Cleveland for failure to comply with the terms of the Special Land Use. Latsch supported the motion and it passed unanimously.

F. Master Plan Update Discussion.

Hill explained that state law requires the Planning Commission to look at all aspects of transportation also known as complete streets. Hill reviewed the non-motorized map prepared by the Recreation Committee that illustrated where the proposed pathways and bike lanes were proposed and that it would make sense to include it

in the Master Plan. Hill also reviewed the Zoning Plan that is now required in master plan that describes the correlation of future land use and zoning. The Planning Commission also discussed areas that need to be changed on the future land use map included the mixed use node at 174th and Hickory. There was also discussion about the mixed use node at Cleveland and 148th Ave and it was the general consensus of the Planning Commission that this language was working as planned. Hill stated that he would provide draft language for the next meeting for review.

G. **Reports**

1. Township Board: Lindquist stated that the Planning Commission needs to respond to the Township Board regarding the large accessory building request to amend the zoning ordinance. Masson stated that the Planning Commission felt that they did consider changing the ordinance and the consensus was to leave the ordinance as written as well as the request for a joint meeting to discuss which has not happened. The Planning Commission directed Hill to prepare a draft memo to the Board for review in December that explains the stance on the request.

2. Zoning Board of Appeals: Hill summarized the Davidson variance request in the critical dune area.

3. Community Development Director: Hill explained that we will resume looking at the Master Plan now that Community Profile Update is done.

H. The Planning Commission approved the proposed 2014 meeting dates.

I. Motion to adjourn at 8:15 PM made by Tiles with support from Van Dyke. Motion passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission