

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
December 18, 2013 – REGULAR MEETING**

PRESENT: Dennis Masson, Ron Lindquist, Jack Ketchum, 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.

Lindquist moved to adopt the minutes of the November 20, 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. Accessory Buildings – Larger than by right discussion – The Planning Commission worked with Hill to edit a letter to the Township Board regarding the review process of accessory buildings that are larger than by right. The Planning Commission requested that this letter be modified as requested, reviewed by the Township Attorney, emailed to the Planning Commission for final review, and then submitted to the Board for consideration in January.

F. Master Plan Update Discussion.

Hill presented a draft update report to the Planning Commission that contemplated the proposed changes and additions to the Master Plan. These included future land use map changes, addition of a complete streets and non-motorized transportation section, consideration of arts in community, and multi-generational planning.

Hill stated that certain landowners have requested to be part of the Master Plan review process including the Westgate Company that owns property at the corner of 148th and M104. The Planning Commission also suggested that we have a work session in January that is noticed in the newspaper while also inviting interested landowners and stakeholders.

The Planning Commission discussed the Woodland Ridge area specifically and it would be wise to understand potential infrastructure limitations of the area before planning additional high density development in this region. Hill stated he would discuss this with the Township Engineer and Road Commission and report back.

The Planning Commission stated that their primary interest in the realm of affordable housing was affordable *senior* housing. The Planning Commission stated it was very important to make sure that aging residents in the area have the option of staying in the local community should they need to downsize and/or need low income housing. Hill's report asked many other questions and Hill stated that he will need to do more research on the subject.

G. **Reports**

1. Township Board: Lindquist stated the Township was successful with Hines Property MNRTF acquisition grant that provides \$96,000 for 30 acres of land on Little Black Lake. Lindquist also stated the Brian Sipe was promoted to fire chief.

2. Zoning Board of Appeals: Ketchum stated that the ZBA is looking at new ordinances for the critical dune area where many variances are granted.

3. Community Development Director: Hill stated that the North Bank Trail land acquisition process is nearing completion for the entire 18-mile route. Hill stated donations are still needed to make the acquisition a success and that the Loutit Foundation is offering a \$25,000 matching grant.

H. Motion to adjourn at 8:40 PM made by Tiles with support from Van Dyke. Motion passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission