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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
February 13, 2013 – REGULAR MEETING**

PRESENT: David Rumpel, Dennis Masson, Ron Lindquist, Jack Ketchum, Greg Latsch, and Amy VanDyke.

ABSENT: Russ Tiles

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.

Masson moved to adopt the minutes of January 16, 2013 regular meeting of the Planning Commission. Lindquist seconded the motion and it passed unanimously.

C. Approval of Agenda.

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

D. General Public Comment: No general public comment.

E. Breezy Point, LLC – Accessory Building Special Land Use at 17641 Oakwood Drive – Public Hearing

Mike Bauman of Pioneer Construction introduced the application stating that his client would like to construct an accessory building larger and taller than permitted by right. He stated the proposed building is to be 1,200 square feet in area with a height of 21' 6" height on the west wall and all other walls are under the 20' maximum. Bauman stated that only electrical would be installed in the storage building. No plumbing or mechanical is planned.

Rumpel opened the public hearing. Craig Adams of 17626 Oakwood Drive questioned why the needed a garage in this location as it is typically a rental property owned by an LLC. Adams also questioned if an LLC can make application. VanDyke stated that it is a common way to own property to provide liability protection. After an explanation by the Bauman, Adams stated that he had no objection to the proposal. Masson moved to close the public hearing with support from Ketchum. Motion passed unanimously.

The Planning Commission generally felt the building would fit within the site but felt that the building height should comply with the maximum 20' height requirement.

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Lindquist stated that they could reduce the size of the building and get closer to the 768 square feet that is permitted by right. Lindquist also questioned the slope and height of the building on the drawings.

Masson moved to approve the Breezy Point LLC Special Land Use request to construct a 1,200 square foot accessory building that exceeds the maximum area limitations in the R-1 Zone District with the following conditions:

- a. The accessory building generally meets the criteria in Section 902 and 905 of the Zoning Ordinance.
- b. The accessory building shall be built in compliance with the submitted site plan and elevation drawings; however the height shall be reduced to a maximum of 20 feet as defined by the zoning ordinance. The accessory building may be reduced in height or area without further review by the Planning Commission.
- c. The accessory building will be used for personal storage only.
- d. The applicant will comply with any other local, state, and federal laws.
- e. The applicant will comply with all verbal representations.

Rumpel seconded the motion. Roll call vote: Lindquist: No, Latsch: Yes, VanDyke: Yes, Masson: Yes, Ketchum: Yes, and Rumpel: Yes. Motion passed.

F. Michael Reinhart – Accessory Building Special Land Use at 17890 W. Spring Lake Road – Public Hearing

Reinhart explained that he desires to build a 3,480 square foot accessory building on his waterfront lot of six acres. Reinhart stated that where he previously lived he had large accessory buildings and now he pays a tremendous amount for a storage facility in which to park his vehicles. Reinhart stated he is willing to drop the basement concept and height, understanding that there are concerns from his neighbors. Reinhart stated that he is open to moving the building south towards the interior of the lot but does not want to take down a bunch of oak trees in that location. Reinhart said he would like to get things in his driveway out of sight as well. Lindquist stated that the site plan was confusing and hard to read and that he wanted confirmation that the building would not be in the wetlands. Masson stated that he is interested in tabling the item and getting new plans.

Rumpel opened the public hearing. Jodi Bricker of 17960 W. Spring Lake Road, stated that there were too many unknowns and they would like the building moved south towards the interior of the lot. George Zysk of 16193 Dawnview stated that Reinhart has a nice house but this size of an accessory building would be going against the intent of the residential zoning. George Postmus of 16255 Dawnview stated that the application should not have gotten this far as Reinhart is beyond what is allowable. Postmus felt that he should invest in an industrial building for storage. John Sorber of 16153 Dawnview stated that he no problem with the garage and would rather have it under cover than sitting out. Reinhart Walther stated that it would nice as long as there was some reasonable landscaping and maybe moved south. Masson moved to close the public hearing with support from Ketchum. Motion passed unanimously.

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Masson made a motion to table the request to the April 2013 Planning Commission meeting based on the concerns from the Planning Commission and neighborhood with a second by Ketchum. Motion passed unanimously. Reinhart agreed to redo his concept in light of neighbors' concerns, meet with the neighbors and come back to the Planning Commission in two months. Reinhart stated that he is not interested in a small 30' x 30' building nor will he build a pole bard type structure. Reinhart stated that he would throw in the towel if he had to go so small that he could not fit the things he wants in the building. Masson noted that it might be worthwhile to meet with the neighbors before the next meeting.

G. Reports

1. Township Board: Lindquist provided a Township Board update on the recent zoning text updates and fire department activity.
2. Zoning Board of Appeals: Ketchum shared comments about electronic billboards and would like a Township ID to wear during site visits.
3. CDD: No report.

J. Motion to adjourn at 9:10PM made by Masson with support from VanDyke. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Chairman
Planning Commission