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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
July 17, 2013 – REGULAR MEETING**

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

ABSENT: David Rumpel and Amy VanDyke

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.

Latsch moved to adopt the minutes of the June 19, 2013 regular meeting of the Planning Commission. Ketchum seconded the motion and it passed unanimously.

C. Approval of Agenda.

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

D. General Public Comment: No general public comment.

E. 18946 174th Avenue (Floyd Jackson) – Site Plan Review for Industrial Building expansion

John Hughes of Hughes Builders stated that his client, Floyd Jackson, would like to add 5,000 sq. ft. to the existing building to better serve his tenants. Latsch stated he was concerned about the parking of trailers and junk on the eastern portion of the site. Hughes stated that his client will take care of the junk matters and comply with the unwholesome substance ordinances. Lindquist stated that he would like to see additional landscaping on the site to complement the fire station to the north. Hughes stated that he would be happy to oblige as they have a good relationship with the nursery to the south, however Hughes stated that they are meeting the code with the two trees that are proposed near the new parking area. Latsch asked what the storm event the swales were based on. Hughes stated a 25 year storm and noted that Drain Commissioner approval is still pending.

The Planning Commission verbally went through all of the site plan review criteria in section 1005 of the Zoning Ordinance. There was a question on item L that requires all outdoor storage to be enclosed by a fence or wall to conceal such facilities from adjacent properties and public view. The Planning Commission felt that the building

screened the trailer storage enough from public view and that screening along the north and south property line was not necessary.

Lindquist moved to approve the 5,000 square foot building addition and parking lot as indicated on the site plan dated 7-9-13, as it is compliant with Section 1005, Site Plan Review Criteria of the Zoning Ordinance with the following conditions:

1. The applicant obtains a storm water permit from the Ottawa County Water Resources Commissioner.
2. The site remains otherwise compliant with all federal, state and local laws, including the Unwholesome Substances law of Spring Lake Township.
3. The applicant complies with all written and verbal representations.

Ketchum seconded the motion and it passed unanimously.

F. 18809 N. Fruitport Road (Dan Kelsey) – Special Land Use for Waterfront Accessory Building

Mr. Kelsey explained that he would like to construct an 11' x 14' accessory building between the house and Spring Lake. He stated the building will be approximately 10.5 feet tall. Masson stated that the ordinance allows up to 100 sq. ft., but the Planning Commission may allow larger if specifically approved. Masson was concerned about allowing an additional 54 square feet. Kelsey stated that the building was to be used for personal storage only and that he put the "cookie" footings in already but stopped construction when he realized a Special Land Use permit was necessary. Ketchum stated that it was a discrete location however he was not sure it was meeting the required 10' side yard setback. Kelsey stated that he had 24 feet to the property line from the proposed building site.

Masson opened the public hearing. There was no public comment. Latsch moved to close the public hearing. It was seconded by Ketchum and passed unanimously.

The Planning Commission verbally reviewed each of the Special Land Use criteria in Section 902 of the zoning ordinance and found that the application was compliant with all criteria.

Lindquist moved to approve the Kelsey Special Land Use for a waterfront accessory building as presented as it meets the Special Land Use review criteria in Section 902 of Zoning Ordinance with the following conditions:

1. The accessory building shall be built in compliance with the submitted site plan and elevation drawings. Exterior shall compliment the home.
2. The accessory building may be reduced in height or area without further review by the Planning Commission.
3. The accessory building shall be used for personal storage only.
4. The applicant will comply with any other local, state, and federal laws.

5. The applicant will comply with all verbal representations.

Ketchum seconded the motion and it passed unanimously.

- G. 15281 Cleveland Street (West Michigan Detailing LLC) – Special Land Use and Site Plan Review for car wash.

Scott Troutman, owner of West Michigan Detailing, LLC, stated that he would like to continue to detail cars where he leases space at 15281. Troutman stated that he does not wash cars at this location, only details them. He stated that no toxic substances are washed off the car into adjacent wetland area and that virtually none of his cleaning products hit the floor or pavement. Ketchum state he was concerned about brake dust cleaners and degreasers. Troutman stated that the facilities where does wash cars have the proper oil and sediment separators. Troutman stated the only water they use is in the toilets of the building. Hill stated that the dumpsters need to be screened. Troutman asked if he moved them to a more inconspicuous location would it suffice. Hill stated he would need to review the location with him to make that determination. Hill also stated that he spoke with the Sewer Authority and that they were not concerned about the use of a detail shop when not washing cars.

Masson opened the public hearing. There were no public comments. Lindquist moved to close the public hearing and Ketchum seconded. Motion passed unanimously.

The Planning Commission verbally reviewed each of the Special Land Use criteria in Section 902 and 914 of the zoning ordinance and found that the application was compliant with the applicable criteria.

Tiles moved to approve the Special Land Use request to conduct a car wash at 15281 Cleveland Street as it meets the applicable criteria of Section 902 and 914 with the following conditions:

1. The applicant remains compliant with Section 914 of the Zoning Ordinance.
2. No car washing to occur on site, only detail operations that don't require water usage.
3. The applicant or property owner places a screen around the dumpster per the requirements of the zoning ordinance.
4. No long term storage of vehicles shall occur on site. Vehicles may be parked over night or during such time they are being detailed only.
5. The site remains otherwise compliant with all federal, state and local laws.
6. The applicant complies with all written and verbal representations.

H. Reports

1. Township Board: Lindquist reviewed the special assessment information related to the Fire Department.
2. Zoning Board of Appeals: Ketchum provided a report on the Kettler variance application in June 2013.

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3. Community Development Director: Hill reviewed key factors to the Township of Excellence program as it relates to the Planning Commission.

- J. Motion to adjourn at 8:40PM made by Ketchum with support from Latsch. Motion passed unanimously.

Respectfully submitted,

/s/

Dennis Masson, Vice Chairman
Planning Commission