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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
August 21, 2013 – REGULAR MEETING**

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

ABSENT: None

PARTICIPANTS: Lukas Hill - Community Development Director, Ron Bultje – Township Attorney.

**A. Call to Order.**

Rumpel called the meeting to order at 7:00 p.m.

**B. Adoption of Minutes.**

Lindquist moved to adopt the minutes of the July 17, 2013 regular meeting of the Planning Commission. 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:** Mary Chittenden stated that she was very thankful Consumers Energy or possibly the Township cut a tree down by her house and that it improved the safety.

**E. Integricoat – Site Plan Review and Special Land Use for a manufacturing operation in the Light Industrial.**

Becky Page, representative from Driesenga and Associates, stated that the owner of the property was redesigning the parking lot and storm water drainage system at the subject property and that no new building additions were proposed. Site improvements include a loading dock, new asphalted parking areas and access road, and a storm water connection to Warner’s Drain. Rumpel opened the public hearing. There was no public comment. Masson moved to close the hearing at 7:13 PM and it was supported by Latsch. The motion passed unanimously. Rumpel questioned noise levels as he noted that not all facilities in the area were quiet. The owner stated that they have been operating at this site since March of 2013. He continued by saying they are a quiet facility and keep the doors closed at all times because of their specialized processes. Hill stated the business plan indicated hours of operation but the Planning Commission did not feel it was necessary to restrict the hours of operation.

The Planning Commission verbally reviewed all of the Site Plan Review criteria in Section 1003, the Special Land Use Criteria in Section 926 and the general Special Land Use Criteria in Section 902 of the Zoning Ordinance. Finding that all criteria were met, Rumpel moved to approve the Integricoat Site Plan and Special Land Use for a manufacturing and processing facility as submitted on the site plan dated 8/22/13 with the following conditions:

1. The applicant obtains a storm water permit from the Ottawa County Water Resources Commissioner.
2. Add a bike rack to the site.
3. Three trees must be added to the south portion of the parking lot near the southern portion of the lot. A tree on each of the south parking area and one in the middle of the 39 spaces would be adequate.
4. Fire Department review of all chemical storage.
5. A storm water maintenance agreement be completed with the Township.
6. The site remains otherwise compliant with all federal, state and local laws.
7. The applicant complies with all written and verbal representations.

Ketchum seconded the motion and it passed unanimously.

**F. Spring Lake Country Club – Site Plan Review for new pump house/storage building at Spring Lake County Club.**

Kevin Green, SLCC general manager, explained that they are requesting a one year extension of the previously approved site plan for a pump house/storage building. Green stated that they are only making some minor exterior changes to the structure and modifying the roof line and all other dimensions will remain the same. Green stated that they would like to add a night sky friendly motion security light.

The Planning Commission verbally reviewed all of the Site Plan Review criteria in Section 1003. Finding that all criteria were met, Rumpel moved to approve the SLCC Site Plan extension as submitted on the site plan the following conditions:

1. The site plan remain compliant with all previously approved conditions.
2. The site remains otherwise compliant with all federal, state and local laws.
3. The applicant complies with all written and verbal representations.

Ketchum seconded the motion and it passed unanimously.

**G. Spring Ridge Subdivision – Tentative Preliminary Plat Review:**

Dennis Dunlap P.E., representative of Wagoner LLC, introduced the development proposal and stated they are requesting Tentative Preliminary Plat approval for a subdivision named Spring Ridge. He also stated they are asking for a variance from the Subdivision Control Ordinance that requires two access points for a roadway serving more than 24 lots. He stated the variance request is supported by Township staff to alleviate wetland impacts. Dunlap stated that two Plans were submitted (A and B) and that Plan A is

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their preferred plan and it would need the variance to be successful. Dunlap stated that the developer is committed to sidewalks, a bike path on Van Wagoner, and street trees. Dunlap also stated that they will be requesting a wetland setback variance from 25 feet to 10 feet to make the lots more buildable. Dale Kraker, developer/owner of the site, stated that he has been a developer of large and small projects in the area for more than 20 years. Kraker stated that he expects home prices to range from \$240,000 to \$300,000 and build out to occur in two phases over four to five years. Tiles stated that some of the lots are not buildable as presented as they are too small. [Kraker stated that he has homes designed for the sites with smaller building footprints.] Ketchum stated concerns about the high water table and asked if basements were planned. Ketchum was also concerned about new runoff impacts to surrounding areas and did not favor a reduction in the wetland setback even though that is not a Planning Commission decision. Kraker stated that he desires to have more flexibility to place a home on some of the more challenging sites. Ketchum stated that quite a few lots were very tight and that they should be reviewed again.

Rumpel opened the public hearing on the plat and variance request at 8:10PM.

- Bob Said stated he was concerned about traffic backups, a single access point and the homes that have direct access to Van Wagoner causing possible conflict points. He also stated that he was concerned about the time it would take to build out the development.
- Leslie Newman stated that she is a Village of Spring Lake resident and associated with Wetland Watch. She stated that she was not in favor of reducing required wetland setbacks and also wondered how drainage patterns would be affected by placement of fill in the existing areas.
- Rob Henry stated that he was concerned of traffic patterns and driveways with direct access by the lots on the east end of the development. He stated he was in favor of reducing wetland impacts but also felt two access points made sense. Rumpel stated that Saddlebrook Farms has only one entrance with 63 units and it does not cause any traffic concerns.
- Dan Burkhart stated that he lives just east and adjacent to the site. He stated that the newly created wetland mitigation areas will result in a wetland setback area on his property and that he should not have to have these restrictions on his property when he has nothing to do with the development. He also stated that he had concerns with over drainage, keeping of existing trees, and the speed limits on Van Wagoner.
- Chad Wahlberg stated that he was in favor of retaining the wetland setback requirement.
- Rick Yonker stated that he had concerns about the sewer on Bridlepath being sized large enough to serve the new development and if there was any negative impact to the existing system. He also was concerned about wetland protection and drainage patterns.
- Tom Olson stated that he is in favor of retaining the wetland setback provision.
- Adam Beck asked if the sewer could handle expansion. He also asked about permeable pavement and if the lots were too small.

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- Ron Meekhof asked what the net value was of creating or replacing the wetlands. He also asked how many lots would be viable properties without variances.
- Mary Chittenden stated that she had concerns about the wetland areas on the NW corner of the site. She also stated that Van Wagoner can be a speedway at night.

Ketchum moved to close the public hearing. Masson seconded and it passed unanimously. Eric Johnson of Westshore Consulting explained how wetland mitigation worked and why the single point of access works in this case. Ketchum confirmed that new and larger culverts would be installed as required by the DEQ. Rumpel stated a community meeting would be beneficial for the neighborhood and developer. Lindquist stated concerns about bringing in too much fill to make artificially elevated home sites.

The Planning Commission reviewed the Subdivision Control Ordinance, including the variance criteria in Section 6.1, A through D and found it to meet the necessary requirements of the ordinance.

Latsch moved to recommend approval of the requested variance to allow one access point with more than 24 lots to the Township Board based upon the review of the variance criteria. Ketchum supported the motion. All were in favor except Lindquist cast a dissenting vote. Motion passed.

Masson moved to recommend approval of the Tentative Preliminary Plat of Spring Ridge – Plan A with the following conditions:

1. All letters from staff shall be referred to the Township Board for consideration.
2. All wetland areas shall be placed in conservation easements.
3. Request clarification on wetland areas between existing homes and overall area drainage patterns.
4. The created wetland and pond areas shall be moved a minimum of 25 feet from adjacent property in order to keep the wetland setback area on the subject site and not impact adjacent parcels.

Latsch supported the motion and it passed unanimously via roll call vote.

- H. The Planning Commission discussed if they should revoke a special land use permit issued to West Michigan Detail, LLC, as they are using water to wash cars when they indicated they would not use any water on site. The Planning Commission discussed that they did not want contaminated water, grease, or oil, going directly into the wetlands and felt it was reasonable to revoke the permit if he was not complying with the terms of the permit. Township Attorney Bultje explained that a public notice would be required in the same manner it was originally considered. Hill stated he would advise the business owner and move forward with the revocation of the Special Use Permit.

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- I. The Planning Commission voted David Rumpel to the position of Chairman, Dennis Masson to the Vice Chair position, and Jack Ketchum as Secretary.
  
- J. **Reports**
  - 1. Township Board: Lindquist reviewed the special assessment information related to the Fire Department.
  - 2. Zoning Board of Appeals: No report.
  - 3. Community Development Director: No report.
  
- J. Motion to adjourn at 10:30 PM made by Ketchum with support from Masson. Motion passed unanimously.

Respectfully submitted,

/s/

David Rumpel, Vice Chairman  
*Planning Commission*