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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
November 19, 2014 – REGULAR MEETING**

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

ABSENT: David Rumpel, Amy VanDyke

PARTICIPANTS: Lukas Hill, Township Community Development Director

A. Call to Order

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

B. Approval of Agenda

Lindquist made a motion, support by Ketchum, to approve the agenda as written. The motion passed unanimously.

C. Approval of Minutes

Lindquist made a motion, support by Ketchum, to adopt the September 17, 2014 Planning Commission meeting minutes as presented. The motion passed unanimously.

D. Public Comments

A time was offered for public comment. No comments were offered.

E. Goosen Special Land Use – Accessory Building

Ron Goosen presented the application for a 1600 square foot accessory building. He wants to add to the garage already on the site to replace an accessory building that must be moved to meet the setback requirements. The lot was split several years ago to a one-acre lot so a duplex could be built without public sewer. A one-acre lot is allowed a 1600 square foot accessory building.

Hill stated that the legal description of the property includes the road right of way. The Zoning Ordinance definition of a lot does not include the road right of way, so that makes the lot smaller than one acre. Therefore, a 1600 square foot accessory building would be a special use.

Tiles stated that the current house was built in 1999 and at that point the lot was considered to be an acre.

After discussion, the consensus of the Planning Commission was that the legal description of the lot indicates it is at least one acre in size, and that lot size was used to approve the existing dwelling unit.

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Therefore, no special land use is needed for a 1600 square foot accessory building. The Goosen special land use application was therefore withdrawn.

F. Zoning Ordinance Text Amendment – Side Yard Setbacks

The Township Board returned the Critical Dune District amendment to the Planning Commission for review of side yard setbacks. The setbacks in the Critical Dune District were set for no less than ten feet. In other R1 and R2 districts the setbacks were no less than eight feet with a total of twenty feet. The Township Board would prefer that all setbacks are consistent.

The public hearing was opened at 7:37pm. No comments were offered. Motion by Masson, support by Lindquist, to close the public hearing at 7:38pm. The motion passed unanimously.

After discussion, the Commissioners directed Hill to prepare a clean copy of the Zoning Ordinance Text Amendment revising the language of the ordinance so all side yard setbacks in R1 and R2 districts are a minimum of ten feet. Also, the illustrations included in the ordinance will be updated to reflect this change. Hill will bring the ordinance back to the Planning Commission for final review at the next meeting.

G. Master Plan Update

Hill has received review comments from the Township Board. They are concerned about deleting the commercial node at 174th and Hickory. They are also concerned about changes in wording that would impact the corner of 148th and M104. The Board wants that corner to remain a focal point of the community.

Hill has also received comments from the City of Ferrysburg. Their concern is about high-density housing in the area of Woodland Ridge that could cause additional stress on the roads in Ferrysburg.

Hill also presented new material for consideration, including impact review standards, local food initiatives and electric vehicle infrastructure.

The Commissioners discussed their direction for the Master Plan, which is to use a form-based approach rather than a use-based approach. Discussions will continue at future meetings.

H. Proposed text amendments related to Outdoor Storage

The Township has had a problem with outdoor storage which does not violate the current ordinances, but is unsightly. The Township Board asked the Planning Commission to consider revisions to the Outdoor Storage ordinance to address this issue. After discussion, there was no consensus by the Planning Commission to rewrite the ordinance.

I. M104 Bike Path

The Township is planning to construct a bike path along M104 between Krueger and Fruitport Roads. There is the opportunity to partner with All Shores Church to extend the bike path through their property to Fruitport Road. This is still in the discussion stage, but Hill wanted to inform the Planning Commission that the church may also develop a new driveway from the parking lot to S. Fruitport Road if

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agreeable to the Village. Hill stated that he did not feel that a site plan review was necessary for these minor improvements.

J. Harbor Transit

Harbor Transit will be expanding service in Spring Lake Township. The millage is expected to be collected in July 2015, and service is expected to begin in September 2015. Hill noted that he would like to have Tom Mandersheid, Director of Harbor Transit, present to the Planning Commission at a future date. Hill also mentioned that future site plans should be reviewed by Mandersheid to consider public transit options.

K. Commissioner Comments

1. Township Board: The Township is considering renting office space from the Village. This could result in cost savings for both the Township and the Village. The Township still plans to build a fire station at the corner of Fruitport Road.
2. Zoning Board of Appeals: There was a special meeting for setback variances for North Shore Estates Road, which were approved. Also, Ginger Brege has moved out of the Township and a new ZBA member will be appointed.
3. Community Development Director: The 2015 Planning Commission meeting dates are proposed. Motion by Lindquist, support by Latsch, to adopt the 2015 meeting calendar. The motion passed unanimously.

L. Adjournment

Ketchum moved to adjourn the meeting at 9:27pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Dennis Masson, Acting Chairperson
Planning Commission