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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 15, 2014 - REGULAR MEETING**

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

ABSENT: No one.

PARTICIPANTS: Lukas Hill, Township Community Development Director

1. Call to Order.

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

2. Adoption of Minutes.

Ketchum made a motion to adopt the minutes of the December 18, 2013 meeting. Lindquist seconded the motion, which passed unanimously.

3. Approval of Agenda.

Lindquist made a motion to approve the agenda. Rumpel seconded the motion, which passed unanimously.

4. Public Comments.

There were no public comments.

5. Spring Ridge Subdivision – Private Road Special Land Use (Public Hearing)

Dennis Dunlap, representing Wagoner LLC, presented a site plan showing which roads in the subdivision will be public roads, and which will be private roads. The private roads are needed because the Ottawa County Road Commission will allow only one cul-de-sac in a subdivision, and with only one entrance, this subdivision requires three cul-de-sacs.

Hill indicated that a private road maintenance agreement, as required by the Zoning Ordinance, has been reviewed by the Township attorney and meets the criteria required by the Ordinance. The road maintenance agreement will need to be approved by the Board of Trustees and then signed by the developer and the Board of Trustees.

Rumpel opened the public hearing at 7:27pm.

Mary Chittenden, Van Wagoner Rd., asked where her property is on the site plan. Hill indicated he will discuss it with her at a later time.

Ed Baldwin, Woodcrest Dr., asked how the private road mitigates the single entrance. Latsch explained that the private road allows for additional cul-de-sacs in the subdivision. Lindquist explained that the single entrance was chosen to minimize the impact on the wetlands.

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John Bullinger asked about water flow through the subdivision, and how it will be monitored to ensure there is no backup into his drainage pond. Rumpel indicated the Planning Commission will rely on experts to look at that issue before final approvals. Bullinger also asked if the entire subdivision would be fenced. Hill indicated it would not.

Rumpel moved to close the public hearing at 7:37pm, with support from Masson. The motion passed unanimously.

The Commissioners reviewed Sections 940 – Private Roads, 902 – General Special Use Standards and 1005- Site Plan Review Criteria of the Zoning Ordinance to determine if all criteria were met. It was agreed all criteria were met or not applicable.

Latsch moved to approve the Special Use Permit as it meets the review requirements of Sections 902, 904 and 1005 of the Zoning Ordinance related to Preliminary Plat - Tentative Approval with the following conditions:

1. The township-approved Private Road Maintenance Agreement be signed and recorded prior the construction of the private road.
2. That the private road be constructed in accordance with the approved plans dated 11-18-13 and the Township Zoning Ordinance, specifically Section 940.
3. Comply with all written and verbal representations.

The motion passed unanimously on a roll call vote.

6. Master Plan Work Session

Hill reviewed the proposed changes to the Master Plan. He indicated the proposed changes had been sent out to many stakeholders, including business owners, property owners and developers. Several stakeholders, including the owners of property located at the M104 and 148th Ave. intersection, were present for the discussion. Attendees included JJ Westgate, Dick Durell, Steve Wilson and Chris Kettler.

Items presented which had discussion from participants included Complete Streets. Tiles indicated that the Complete Streets program focuses on transportation needs, not recreation needs. He suggested the Recreation Committee determine where bike riders are actually riding, before committing to recommending a separate bike path, and that widened shoulders may be preferable in many areas.

Changes to the Future Land Uses were also discussed. There was concern that the Mixed Use Commercial zoning was too restrictive in allowing development. Comments also indicated that zoning for the Village of Spring Lake was different, because the speed on M-104 in that area was much lower. The Planning Commission appreciated the input from the landowners and concurred that it would be worthwhile to review the Mixed Used District, otherwise known as the Pedestrian Commercial District in the Master Plan. It was noted that this area was designated to be the “gateway into the Township or Lakeshore.”

Dick Durell from Wesco suggested consideration of allowing a convenience store/gas station as a special use. He indicated he had a memo from the Township dated 2010 stating that it was a possible consideration for the next Master Plan review.

7. Liaison Reports.

- A. **Township Board.** None.

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- B. **Zoning Board of Appeals.** The ZBA is working on revising the requirements for critical dunes.
- C. **Community Development Director:** Hill noted there is a pancake breakfast on Saturday at the Crockery Township Hall to raise money for the acquisition of property related to the North Bank Trail.

8. Adjournment.

Rumpel moved to adjourn the meeting at 9:25pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission