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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
December 17, 2014 – REGULAR MEETING**

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

ABSENT: Greg Latsch, Russ Tiles.

PARTICIPANTS: Lukas Hill, Township Community Development Director

A. Call to Order

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

B. Approval of Agenda

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

C. Approval of Minutes

Ketchum made a motion, support by Lindquist, to adopt the November 19, 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. Zoning Ordinance Text Amendment – Side Yard Setbacks

Unifying the required side yard setbacks in R-1 and R-2 residential districts has been an on-going discussion. Commissioners reviewed the text amendment language as prepared by Hill. The language was acceptable, but the Critical Dune Area illustrations require a small addition of a setback notation. Motion by Lindquist, support by Masson, to propose to the Board of Trustees adoption of the side yard setback standards as modified. The motion passed unanimously.

F. Keeping of Chickens

Hill presented a memo on the keeping of chickens to change the application process from a special land use to an administrative review, similar to that of keeping bees in the Township. Commissioners reviewed the proposed guidelines that would be created within the general provisions of the Zoning Ordinance. Several changes were made to the proposed language, and Hill was directed to notice a public hearing on the matter for the January Planning Commission meeting and to prepare revised guideline language for review.

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G. Master Plan Update

Hill discussed language that had been added to the draft Master Plan Update since the November meeting, including impact review standards, local food initiatives and electric vehicle infrastructure.

The Commissioners discussed the additions and directed Hill to revise the proposed changes to format them as if they were in the Master Plan and to provide the revision for review by the Commissioners. After discussion, the commissioners would like to consider holding a community meeting to discuss the M104/148th Ave. intersection and the Lake Hills Drive area. Hill will look into coordinating efforts.

H. Commissioner Comments

1. Township Board: The Township Board has approved accepting a \$54,000 grant to renovate Village Hall space for the Township to rent. The current Township building will probably be razed and the space turned into a parking lot. Village Council has approved rezoning the parcel at M104 and Fruitport Rd. for a fire station. A bond notice for the construction of the fire station has been issued at \$3.5 million, but it is expected that the building will cost less than that amount.
2. Zoning Board of Appeals: No meeting.
3. Community Development Director: Grand Haven Township has requirements for “large scale development” that force all larger developments to be developed as a PUD. The Commissioners indicated they were interested in exploring how this type of requirement could be a benefit to Spring Lake Township and directed Hill to discuss the idea with the Township attorney.

L. Adjournment

VanDyke moved to adjourn the meeting at 8:12pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission