

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 19, 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

A. Call to Order.

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

B. Adoption of Minutes.

Masson made a motion to adopt the minutes of the January 15, 2014 meeting. Ketchum seconded the motion, which passed unanimously.

C. Approval of Agenda.

Ketchum made a motion to approve the agenda. Masson seconded the motion, which passed unanimously.

D. Public Comments.

A time was offered for public comment. One comment was offered.

E. Master Plan Work Session

Hill presented Master Plan Report #2. Hill indicated the focus of the last Master Plan update was to make Spring Lake Township, especially the corner of M104 and 148th Ave. look more like a town, and less like a suburb. While there was consensus that the corner should look special as the gateway to the Township, the push to make it a pedestrian-access area was less of the focus at this time. Consensus was that a gas station could fit at that corner if properly designed. VanDyke would like architectural requirements incorporated in the Master Plan or Zoning Ordinance to try to make the area look nice. Rumpel would prefer the development be more like the current Ace Hardware, and not a typical gas station or bank. Hill will incorporate Master Plan Report #2 into the recommended Master Plan update document and remove restrictions on gas station locations, but include guidelines on design of the gas stations. Masson stated that the Master Plan update should include a definition of Mixed Use Commercial zoning as a subcategory of General Commercial zoning (page 74 of the current Master Plan); Hill indicated it would be included.

F. Liaison Reports.

1. Township Board.

- a. The Board of Trustees has received the correspondence from the Planning Commission concerning Accessory Buildings – Larger than by right Special Land Use. The Board of Trustees indicated they would like a joint meeting of the Board, the Planning Commission and the ZBA to discuss the matter. The Planning

Commission members indicated they would like correspondence from the ZBA regarding their reasoning for changing the review process before a joint meeting.

- b. The Township will be appearing before the Village of Spring Lake Planning Commission to present plans for rezoning the Township's property at the corner of Fruitport Road and M104 to a PUD to allow for construction of a Fire Station/Administration building.
 - c. Spring Lake Township is the first township in the State to receive the full Township of Excellence award, recognizing excellence in all areas of governmental operations.
2. **Zoning Board of Appeals.** The ZBA will meet February 27.
 3. **Community Development Director:** Hill presented highlights from the Transportation Bonanza conference he attended.

G. Adjournment.

Ketchum moved to adjourn the meeting at 8:453pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission