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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 19, 2014 - REGULAR MEETING**

PRESENT: David Rumpel, Dennis Masson, Ron Lindquist, and Greg Latsch.

ABSENT: Jack Ketchum, Russ Tiles and Amy VanDyke.

PARTICIPANTS: Lukas Hill, Township Community Development Director

A. Call to Order

Rumpel called the meeting to order at 7:02 p.m.

B. Adoption of Minutes

Masson made a motion to adopt the minutes of the February 19, 2014 meeting. Lindquist seconded the motion, which passed unanimously.

C. Approval of Agenda

Lindquist 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. Benish Special Land Use – 17846 W. Spring Lake Road

Denny Dryer presented the Benish application for an accessory building that exceeds the area and height limitations.

The public hearing was opened at 7:10 p.m. There were no comments. Masson moved to close the public hearing at 7:11 p.m., supported by Latsch. The motion carried unanimously.

Masson asked whether the neighbors had been notified of the hearing, and whether any objections had been received. Hill indicated neighbors within 300 feet were notified, and there were no registered objections.

Hill presented his report on the Special Land Use. The owners will remove an existing shed. The Commission then reviewed Section 905 and Section 902 of the Zoning Ordinance, as applied to this request.

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Lindquist asked Dryer why the building could not be made smaller so a variance wasn't required. Dryer stated that to accommodate two boats side-by-side, given the height of one boat, a 12-foot high, 18-foot wide door is needed, and the structure must have sufficient structural integrity to support the door.

Rumpel stated he believed the extra 94 square feet would not impact the neighborhood.

Latsch asked whether the vote needed to be unanimous to approve the variance, as there were only 4 Commissioners present. Hill stated that 4 is a quorum, and a majority of those present is sufficient for approval.

Masson asked if the lot could be split in the future. Hill stated it was not suitable to be split.

Masson made a motion, supported by Latsch, to approve the Benish Special Land Use request to construct a 24' x 36' accessory building with 14' side walls, as presented, that exceeds the area and height limitations in the R-1 Zone District with the following conditions:

- a. The accessory building generally meets the criteria in Section 902 and 905 of the Zoning Ordinance.
- b. The accessory building shall be built in compliance with the submitted site plan and elevation drawings. The accessory building may be reduced in height or area without further review by the Planning Commission.
- c. The accessory building shall be used for personal storage only.
- d. The applicant will comply with any other local, state, and federal laws.
- e. The applicant will comply with all verbal representations.
- f. The property shall not be further split or divided.

A roll call vote was taken. With Lindquist as the dissenting vote, the motion carried.

F. Capital Improvements Plan

Gordon Gallagher, Township Manager, presented the capital improvement 5-year plan. He also presented general budget information for 2014/15.

G. Master Plan Update

Hill reviewed the Master Plan update draft. After discussing additional changes to the land use map, the Commissioners requested that Hill revise the draft, including which sections of the existing Master Plan will be changed and showing a mark-up of the changes. After receiving the revised draft, the Commissioners will discuss forwarding the draft to the Board of Trustees.

H. North Shore Estates Road – Critical Dune Ordinance

Hill presented discussion from the ZBA about the number of variances requested along North Shore Estates Road. The ZBA discussed this issue, but did not send any recommendations to the Planning Commission. Items for discussion include the 75-foot setback from the bluff line. Most lots cannot meet that limit, which was probably set in the 1980s when the water level in Lake Michigan was higher. A suggested change is to use the average development line, to ensure that a new house doesn't extend in front of others and ruin the view. The side setbacks are working fine. The rear setback, which is the street side, is set at 50 feet, which most lots can't meet, and may need to be made smaller. Hill has invited the neighborhood

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association to meetings and has given them a draft of zoning changes. MDEQ finds the proposed changes acceptable. This issue will be discussed further at future Planning Commission meetings.

I. Liaison Reports

1. **Township Board:** Township Annual Meeting is March 24.
2. **Zoning Board of Appeals:** No report.
3. **Community Development Director:** No report.

G. Adjournment

Masson moved to adjourn the meeting at 8:30pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Dave Rumpel, Chairman
Planning Commission