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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
May 21, 2014 – REGULAR MEETING**

PRESENT: David Rumpel, Jack Ketchum, Greg Latsch, Ron Lindquist and Russ Tiles.

ABSENT: Dennis Masson and Amy VanDyke

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 to approve the agenda with the addition of Commissioner Comments. Latsch seconded the motion, which passed unanimously.

**C. Approval of Minutes**

Latch move to adopt the May 7<sup>th</sup> and April 16<sup>th</sup> 2014 Planning Commission meeting minutes. Ketchum seconded the motion, which passed unanimously.

**D. Public Comments**

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

**E. Supreme Machined Products Inc – Site Plan Review**

John Walsh, P.E. from paradigm design, inc. represented Supreme Machined Products. Walsh explained that the maker of drivetrain components is very busy and needs to expand the building and parking lot. They proposed to add 30,000 sq ft to the building for approximately 100,000 sq ft of total roofed area. They also plan to expand the parking to accommodate 177 parking spaces. Walsh explained that any new lighting would be dark sky compliant per the zoning ordinance and seven new trees would be add to the site around the perimeter of the parking lot as required. Walsh stated he would explore changing out some of the existing lights to a night sky friendly type. Walsh stated the windows on the east side would provide additional natural light in the building and provide a nice modern look. Ketchum stated he was disappointed the addition was not staked out. Ketchum added that handicapped spaces will need to be illustrated and added per the building code. Ketchum also inquired about the HVAC equipment and Walsh stated that it would be moved to the roof. Ketchum asked about covered outdoor seating area and Walsh stated that he is not sure where if that would be replaced. Ketchum also expressed concern about losing the existing landscaping and flowering trees. Walsh said they would do what they can to keep the site attractive. Rumpel shared that he would also like to see existing lighting modified to night sky friendly type. Lindquist stated he was impressed with the plans.

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Motion by Lindquist, support by Ketchum to approve the site plan at 18686 172<sup>nd</sup> Ave with the last revision date of 5/7/14 for a building and parking lot expansion as it is compliant with Section 1003, Site Plan Review Criteria, and all other applicable sections of the Zoning Ordinance with the following conditions:

1. The applicant obtains a storm water permit from the Ottawa County Water Resources Commissioner.
2. Accommodate for bicycle parking.
3. Comply with all requirements by the DPW Director and Fire Chief.
4. Add seven trees to the site in appropriate areas.
5. Complete a storm water maintenance agreement with the Township.
6. All new lighting be night sky compliant and existing lighting be considered to be changed to night sky friendly lighting.
7. Handicapped spaces be added per building code.
8. The site remains otherwise compliant with all federal, state and local laws.
9. The applicant complies with all written and verbal representations.

With a roll call vote, the motion passed unanimously.

**F. Sign Lighting**

The Planning Commission requested that Hill prepare a text amendment that would allow internal sign lighting for uses in residential districts. Ketchum also stated that we should pick up the North Shore Estates conversation to reduce the variance issues in the area.

**G. Commissioner Comments**

Lindquist provided an update on the proposed Township Hall/Fire Station  
Ketchum stated that there was no ZBA meeting last month.  
Rumpel explained that the VanderMill Cider Mill may be in to expand the parking lot soon.  
Hill provided an update on the joint recreation plan.

**Adjournment**

Lindquist moved to adjourn the meeting at 8:27pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission