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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
May 7, 2014 – SPECIAL MEETING**

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

ABSENT: None.

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

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

C. Public Comments

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

D. Sanctuary at St. Lazare Preliminary Site Condominium Review

David Bos presented the request for preliminary approval for the development at 18600 W. Spring Lake Road. He indicated they were requesting approval for 32 lots on 23 acres, and would be leaving some open space on the site. Todd Stuiwe of Exxel Engineering presented the detailed site layout and discussed utilities and storm water handling. He indicated there would be 800 feet of public road; the rest of the roads in the development will be private roads. This layout has been approved by the Ottawa County Road Commission. The Township has indicated that they would like to loop the water distribution system, and the developers are willing to work with the Township and neighboring landowners to reach an agreement on how best to proceed.

Lindquist asked which way houses on the lots along W. Spring Lake Road would face. Stuiwe indicated they would face into the development and back to W. Spring Lake Road.

Rumpel asked about planting of street trees. Bos stated he would prefer not to cut down mature trees and replace them, but is not opposed to street trees. Hill stated the Township ordinance would allow a variance to the street right-of-way width requirement to allow for preservation of natural features such as trees.

Rumpel asked about the sustainable community assessment score. Bos and Hill have both completed assessments and will review the scores and make sure both are using the same data. A complete score will be presented at the next hearing.

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Ketchum asked about whether the storm water control would meet Township criteria, as he was concerned about increased runoff impacting Spring Lake. Hill indicated Prein and Newhof would review the plan and there would be a report before the final approval.

Ketchum asked about snow removal plans, and where the snow could be placed. Stuiwe indicated there should be sufficient area to hold snow from the road, but if it is a bad winter the residents on the private drives can contract to have the snow removed from the site.

Ketchum asked about the plans for building along the bluff line. Bos stated they were planning to place the houses along the top of the bluff, and would be preparing the sites for walkouts ahead of time to minimize the disturbance to the bluff. They then plan to restore the bluff.

Ketchum asked if there were plans to restrict the vegetation planting near the lake. Bos indicated there would be restrictions in the covenants.

Rumple asked about docks and stairs. Bos stated they would be allowed but would be handled by each homeowner individually.

Lindquist asked whether Bos planned to make the Township a party to the covenants, as the Township has been asked to enforce covenants for other neighborhoods and has not had standing to do so. Bos stated he usually doesn't ask the Township to take on that liability, but if the Township would prefer he would agree to add them as a party to the covenants.

Lindquist asked about building on lots 7 and 8 on the ridge through the development. Bos stated they would be built on the ridge with sloped driveways.

Ketchum asked if there was a theme to the development. Bos stated it would be very heterogeneous, with continuity, not sameness.

The public hearing was opened at 8:02pm.

Dave Walborn, property owner adjoining to the south, stated that the plan presented was well conceived given the challenges with the property and he was very supportive. However, he had several concerns including the culvert under his driveway being overloaded with runoff, easements for water mains, restricting access for an existing boat lot, setbacks for the houses along the lake, and tree preservation.

Ketchum asked if Hill was watching the setbacks from the flood plain. Hill indicated he would carefully review the setbacks to make sure they met all the criteria.

Jim Burke, Baird Pointe Farm, supports the design. He indicated their homeowner's association takes deed restrictions and covenants very seriously.

Carrie Uthe, Old Orchard Dr., was curious about what was happening on the property and found she likes the development. Her concerns were the development impacting groundwater in her neighborhood, and where the water system construction to the north would take place.

There was a motion by Masson, support by Ketchum, to close the public hearing at 8:16pm. The motion was approved.

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Hill presented his report on the application and discussed applicable sections of Township ordinances. He didn't have any major concerns, and would investigate the saving of trees along the road right-of-ways and the storm water plan.

Motion by Lindquist, support by Ketchum to approve the preliminary site plan and private road special land use as it meets the criteria set forth in each applicable section with the following conditions:

1. Legal documents including the master deed and private road agreement shall be submitted for legal review.
2. The Township Attorney shall prepare a resolution of approval for the development outlining all conditions and requirements for any final approval.
3. All necessary outside agency approvals shall be obtained prior to final approval (Road Commission, Drain Commission, DPW, etc.).
4. Any adjustments to the utilities or private road shall be approved by the Township Engineer and Fire Chief.
5. The Township and developer develop an agreement on how to loop the water main system to the south and/or north.
6. Healthy mature trees along W. Spring Lake Road and along the internal streets shall be identified for protection.
7. Street trees should be considered between the new roads and sidewalk.
8. Street light design shall be submitted for review.
9. Areas with slopes greater than 20% should be identified on the site plan and a natural features inventory should be provided.
10. Consider utilizing Low Impact Development strategies to reduce storm water flows and improve water quality: (http://www.lid-stormwater.net/general_residential.htm)

With a roll call vote, the motion passed unanimously.

E. Adjournment

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

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission