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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
June 18, 2014 – REGULAR 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, support by Ketchum, to approve the agenda. The motion passed unanimously.

C. Approval of Minutes

Latch made a motion, support by Lindquist, to adopt the May 21, 2014 Planning Commission meeting minutes. The motion passed unanimously.

D. Public Comments

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

E. Koster – Accessory Building Special Land Use (Public Hearing)

Ken Koster presented his request for an accessory building larger than that permitted by right. He would like a 30x40-foot outbuilding which will resemble the house he is planning to build on the lot. The lot is 2.3 acres which are mostly wooded. The proposed location is in front of the sewer easement and a large tree, which will remain.

Rumpel asked whether the house and accessory building will be built at the same time. Koster replied that they would be and that they will look the same.

The public hearing was opened at 7:08pm.

John Doezema, Fruitport Road, neighboring property owner, stated that the Koster building will be tall and will block the view from his house. He does not like the location close to the lot line and as far west as possible. He would prefer the building be located further east, near where his accessory building is located.

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Masson made a motion, support by Lindquist, to close the public hearing at 7:20pm. The motion passed unanimously.

Rumpel asked Koster his feeling about the comments from Doezema. Koster indicated he could move the building east as far as possible.

Masson asked if the drawings presented were not exactly what he was planning to build. Koster replied that they were not, and that he was still working out the specific design.

Lindquist asked whether Koster realized that habitation is not allowed in an accessory building, so why were dormers included in the design? Koster stated that he knew, and the dormers were for looks.

Hill indicated that because of the sewer easement, the building could not be moved back to line up with the Doezema outbuilding. He stated that a more-specific drawing would be necessary to determine exactly where the easement falls.

Ketchum stated that he would prefer better drawings of the proposed location, not just a sketch, and that the site should have been staked rather than painted. The height requested is 5 feet higher than would be allowed and in the chosen location would block the neighbor's windows. What is the purpose of the extra height? Koster said he was trying to match the roof pitch on the house that he's planning to build.

Ketchum stated he could support some relief if the building is moved to a different location.

Latsch indicated the size was not an issue, but he doesn't like the location and the height.

Lindquist stated he had not heard any compelling reason for the height, width and location.

The consensus of the commissioners is that the height request is too much, and that a different location is needed. Hill will provide Koster with easement information.

Masson made a motion, support by Lindquist, to table the item to give Koster time to revise his request. On a roll call vote, the motion passed unanimously.

F. Hilaski Rezoning Request (Public Hearing)

Terry Hilaski stated he bought a house in May, 1988, and in 1989 bought the adjoining property. Sometime after that, he combined the properties at the suggestion of the Assessing Department. When he wanted to split the property, the lot size would be too small for the RR zoning. He would like to split the property back to approximately what it was before the combination so he can build a second house.

Hill indicated that in the RR zoning district there is a minimum 2-acre lot size so he can't split the property.

Lindquist asked how he was planning to split the property. Hilaski shared his desired land division with the commissioners, indicating it would be approximately the same lot sizes as before the combination.

The public hearing was opened at 7:52pm. There were no comments.

Masson made a motion, support by Ketchum, to close the public hearing at 7:53pm. The motion passed unanimously.

Hilaski indicated he believes the zoning should move toward what is indicated in the Master Plan.

Hill indicated that he had suggested that Hilaski ask for rezoning from RR to R2, as that is what the zoning is across the street. However, the Master Plan indicates that the area should be R1, so he would change his suggestion to Hilaski.

Hilaski formally requested a change in his application to rezone the property from RR to R1, rather than R2.

Rumple made a motion, support by Latsch, to approve recommending to the Township Board of Trustees to approve the rezoning from RR to R1. A roll call vote was held. With Masson as the sole dissenting vote, the motion passed.

G. Text Amendment Public Hearing

1. Critical Dune District Considerations

The commissioners discussed the Critical Dunes District section of the zoning ordinance presented by Hill.

Masson asked whether Section 356 needs to be updated to include the critical dunes district, and whether critical dunes should be added to the definitions in Section 2. After discussion, it was agreed those changes were needed.

Ketchum would like another diagram added to the Critical Dunes District definition for non-waterfront lots.

The commissioners instructed Hill to make the changes and bring the topic back to the next meeting.

2. Sign Lighting Amendment

Hill updated sections 801 and 804 of the Zoning Ordinance to allow for internally lit signs.

The public hearing was opened at 8:15pm, for both the Critical Dunes District and the sign lighting amendment. There were no comments.

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Rumpel made a motion, support by Masson, to close the public hearing at 8:16pm. The motion passed unanimously.

Masson made a motion, support by Lindquist, to approve the sign lighting updates and send them to the Board of Trustees for approval. The motion passed unanimously.

H. Keeping of chickens

The commissioners discussed the keeping of chickens on smaller lots. They discussed other municipalities that allow chickens, and whether a special land use permit would still be required.

After discussion, the consensus of the commissioners was to have Hill draft a revision to the Zoning Ordinance allowing chickens on a minimum lot size of 12,000 square feet, with 4 chickens allowed on that size lot. For every 0.1 acre larger, an extra chicken could be added, up to a total of 10 chickens. The rest of the ordinance would remain the same.

I. Commissioner Comments

1. Township Board: The Board is still discussion the fire station/township hall plans.
2. Zoning Board of Appeals: No report.
3. Community Development Director: Have hired a planning intern for the summer, shared with the City of Grand Haven.
4. Commissioner Masson: Requested that the screening of dumpsters ordinance be enforced. There are several dumpsters along M104 that should be screened. Hill indicated he would follow up.

Adjournment

Rumpel moved to adjourn the meeting at 8:44pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission