

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
July 16, 2014 – REGULAR MEETING**

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

ABSENT: David Rumpel.

PARTICIPANTS: Lukas Hill, Township Community Development Director

A. Call to Order

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

B. Approval of Agenda

Latsch made a motion, support by Ketchum, to approve the agenda. The motion passed unanimously.

C. Approval of Minutes

Lindquist made a motion, support by Latsch, to adopt the June 18, 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 (Tabled Item)

Ken Koster presented the changes to the site plan since the previous presentation. He indicated that the roof height was lowered to twenty feet, and the building was moved to the east toward the sewer easement. He also provided an updated drawing of the accessory building with proper elevations and the actual proposed appearance.

Lindquist noted the existing asphalt drive appears to be on a neighboring property and asked if there was an easement. Koster said the drive would be removed and rerouted away from the property line.

Lindquist asked what the timeline for construction was. Koster indicated the house has been removed and they will be pouring the walls in 2-3 weeks. He would like to pour both buildings at the same time.

Masson asked about which trees are being removed. Koster stated an arborist is scheduled to determine which trees can be kept. He hopes to keep many of the trees.

Ketchum asked why the accessory building was not located further east, beyond the easement. Koster said that will be yard area, and also that he expects to use the building frequently and would like it closer to the house.

Hill reviewed the criteria in Section 905 of the Zoning Ordinance, Accessory Building or Structure Greater in Height, Greater in Area, or Exceeding the Maximum Number than Permitted. He also reviewed General Special Land Use Standards in Section 902 of the Zoning Ordinance.

Lindquist made a motion, supported by Latsch to approve the Koster Special Land Use request to construct a 1,200 square foot, 20-foot tall accessory building as submitted that exceeds the area limitations in the R-1 Zone District as the accessory building generally meets the criteria in Section 902 and 905 of the Zoning Ordinance with the following conditions:

- a. 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.
- b. The accessory building shall be used for personal storage only.
- c. The accessory building shall match the siding and architecture of the home.
- d. The applicant will comply with any other local, state, and federal laws.
- e. The applicant will comply with all verbal representations.

A roll call vote was held. The motion passed unanimously.

F. Text Amendments

1. Critical Dune District Considerations

Hill has made the requested adjustments to the Critical Dunes District section. He also updated Section 356 of the Zoning Ordinance to reflect the additional district.

Based on discussion with the Planning Commission, Hill will send the section to the attorney to be put in final form. As this will require changes to several sections of the ordinance, he will bring everything back to the Planning Commission for final approval.

2. Keeping of Chickens

Hill drafted a revision to the Zoning Ordinance based on Planning Commission comments. Commissioners requested that the maximum number of 4 chickens allowed on a 12,000 square foot lot be noted in the revision. Ketchum made a motion, supported by Masson, to approve the revision to the Zoning Ordinance related to the keeping of chickens, as amended. The motion passed unanimously.

G. Basic Site Plan Review Sheet

John Scott, Planning Intern, prepared a basic site plan review checklist to assist Hill and the property owners in preparing material packets for the Planning Commission. Several formatting changes were suggested, but the Commissioners generally were in favor of the checklist.

H. Commissioner Comments

1. Township Board:
 - a. The Board has reached a settlement with a resident regarding fabric-covered accessory buildings, and he will be allowed to keep his for an additional 3 years.
 - b. The Board is still discussion the fire station/township hall plans with the village.
2. Zoning Board of Appeals: Variances were granted in North Shore Estates related to setback from the bluff and setback from the road easement.
3. Community Development Director:
 - a. Falcon Tool had a pole barn collapse over the winter. Insurance will replace it. After discussion about the need for approval from the Planning Commission, Masson suggested that Falcon Tool prepare a letter stating the building will be the same, and in the same location, and the Planning Commission can consider the letter, rather than a complete packet.
 - b. VanderMill is planning to add a pavilion and parking, and will be coming to the Planning Commission for approval.
 - c. The Master Plan update was presented to the Township Board. They had a few comments, and Hill is working with Supervisor Nash on the node concept, especially related to the corners of M104 and 148th Ave.

Adjournment

Latsch moved to adjourn the meeting at 8:17pm. VanDyke seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission