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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
August 20, 2014 – REGULAR MEETING**

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

ABSENT: Jack Ketchum, 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**

Masson made a motion, support by Lindquist, to approve the agenda with the correction of Adoption of July 16 minutes. The motion passed unanimously.

**C. Approval of Minutes**

Lindquist made a motion, support by Masson, to adopt the July 16, 2014 Planning Commission meeting minutes. The motion passed unanimously.

**D. Public Comments**

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

**E. Falcon Tool and Die – Minor Site Plan Review**

Jerry Johnston, owner of Falcon Tool and Die, 14510 Cleveland Street, submitted a Minor Site Plan review to rebuild an existing 6400 square foot storage building on the property. He stated the original structure was destroyed by heavy snowfall last winter. The proposal is to rebuild the existing building in the same location, of the same size and the same use as the previous building.

Motion by Lindquist, support by Masson, to approve the request to rebuild a 6400 square foot building as depicted on the site plan dated 3-10-2006 as it meets the Site Plan Review Criteria and all other applicable sections of the Zoning Ordinance with the following conditions:

1. The site remains otherwise compliant with all federal, state and local laws.
2. The applicant complies with all written and verbal representations.

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

**F. Sanctuary at St. Lazare Site Condominium – Final Plan Review**

David Bos, developer of the property, and Todd Stuive of Exxel Engineering presented the changes to the plan since the preliminary review on May 7, 2014. The major change is that there will be no public road, only a private road. This allows for a reduced right of way to allow preservation of trees.

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Also, there will be a 20-foot no-disturb zone along West Spring Lake Road. In addition, the drainage plan has been approved by Ottawa County.

Latsch asked about maintenance of the drainage system. Bos indicated that the site will be a drainage district, and maintenance requirements would be handled by the association. If there is a failure of the association to act, the Drain Commission will maintain it and bill the association.

Lindquist asked about the taper at the entrance off of West Spring Lake Road. Stuive indicated it was the standard taper for Ottawa County.

Lindquist asked about snow removal, and Stuive indicated it would be stacked along the road between the road and the sidewalk. If there is too much snow, the association will have to have it removed.

Lindquist asked about whether there was sufficient parking at the mail kiosk. Bos said 2 to 3 cars can park there at a time, and he has not noticed a problem at other developments.

Masson asked about where the lot line was for the lots facing the lake, and what the 100-foot setback was. Bos indicated the lot line was at the edge of the water, and the setback was for the distance from the water to the building envelope.

Masson asked about homeowners disturbing the sea wall. Bos indicated that the covenants will include a requirement to have approval from the association before changing the seawall.

Masson asked if the 20-foot buffer was included in the covenants, and whether homeowners could remove additional trees after building. Bos indicated the buffer is in the covenants, which also have a provision requiring permission of the developer or association before removing any trees.

Rumpel asked whether the hills on the property were going to be leveled off. Bos indicated the homes would be placed along the top of the ridge, minimizing the grade change as much as possible.

The Planning Commission reviewed the applicable ordinances: Section 505 of the Zoning Ordinance, Subdivision Improvements per Article III, Chapter 20 of the Code of Ordinances, Section 944 of the Zoning Ordinance – Site Condominium Special Land Use, Article 13 of the Zoning Ordinance – Sustainable Community Assessment, Storm Water Ordinance – Spring Lake Township Code of Ordinances, and Section 326 of the Zoning Ordinance – General Review Standards.

Motion by Lindquist, support by Masson, to adopt the Resolution and Report with corrections, changing the July 1 date to August 5 on all drawings and removing “and remain on the premises” from section 2e, and to include by reference the contract with a draft date of 8/4/2014, all project narratives submitted by Exxcel Engineering, and the narrative by Lukas Hill dated 8/12/2014. A roll call vote was held. The motion passed unanimously.

**G. Proposed Zoning Ordinance Text Amendments**

As requested by the Planning Commission, Township Attorney Bultje put the discussed changes into adoption format. Three sections were included: Critical Dunes District, Internally-lighted Signs, and Keeping of Chickens.

1. Critical Dune District Considerations

The criteria of the R-1 district were revised to call out the Critical Dune Area, which is defined by the State of Michigan. Creating a new Critical Dune District would require many changes to the zoning ordinance, and the same things can be accomplished by revising the criteria of R-1 zoning.

In the Non-waterfront lot section, remove the reference to Section 356 in the side yard setback requirements.

2. Internally Lighted Signs

In Section E1, remove the text “on-and-off type of lighting.”

3. Keeping of Chickens

On Page 7, change the heading for Additional Animal to read Lot Area for Each Additional Animal. Add “hens only” under chickens in the table.

Motion by Masson, support by Lindquist, to approved the proposed Zoning Ordinance text amendments as amended, refer them to the Board of Trustees, and recommend approval. A roll call vote was held. The motion passed unanimously.

**H. Commissioner Comments**

1. Township Board:

a. The Township has received an approximately 5-acre parcel on 174<sup>th</sup> Ave. as a donation.

b. The Board is still discussing the fire station/township hall plans with the village.

2. Zoning Board of Appeals: Three requests were heard. Two were after-the-fact requests, and both were denied. The other was a waterfront authorization, which was approved.

3. Community Development Director: If there is interest, he would have Kevin Kieft in to present a review on the utility master plan. The Commission indicated interest in a half-hour presentation at a future meeting.

**I. Adjournment**

Masson moved to adjourn the meeting at 8:26pm. Lindquist seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chairperson  
Planning Commission