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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
September 17, 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 Tiles, to approve the agenda as written. The motion passed unanimously.

**C. Approval of Minutes**

Masson made a motion, support by Lindquist, to adopt the August 20, 2014 Planning Commission meeting minutes with the addition of “on all drawings” in item F, and changing “discussion” to “discussing” in item H1b. The motion passed unanimously.

**D. Public Comments**

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

**E. Vink Special Land Use – Accessory Building Larger and Taller than Permitted**

Lawrence Vink presented his request for an accessory building. He said they figured out the size they needed and that was what they designed. He has discussed it with one neighbor, and there were no problems with the size or the location.

Lindquist asked about the need for provisions for natural gas, water and electric. Vink stated the electricity was for lights, the gas was for heat, and the water was for a small bathroom to possibly be added in the future. He stated he was aware the building was not for habitation.

Lindquist asked why the extra height was needed. Vink said he was using block foundations, plus studs, plus the roof pitch, which makes the building 6 inches over the limit. Also, he wants a 12-foot door on the end. Since he doesn't know the exact design of the trusses, he added extra height with the block so there would be enough room for the door.

The public hearing was opened at 7:09pm. Motion by Masson, support by Rumpel, to close the hearing at 7:10pm. The motion passed unanimously.

Hill reviewed the criteria for a special use permit, including Section 905 of the Zoning Ordinance and the general special land use standards.

Motion by Masson, support by Latsch, to approve the request to construct a 1,632 square foot, 20' 6" tall accessory building as submitted 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 type and color and the general 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. VanderMill Site Plan Review**

Paul VanderHeide presented the request proposing a second parking lot south of the current lot and a three-season pavilion. The pavilion is not in the immediate plans, but he hopes to be able to build it sometime next year. The business has experienced growth and needs more room for delivery trucks to get to the side entrance. The parking lot is designed so a full semi-truck can pull in and back up. He is currently proposing adding 22 spaces. The size of the building requires 72 spaces, and he is requesting a deferral on building 29 of the required spaces.

Masson asked about how the spaces were being counted. After discussion, it was clarified that the request is for approval of 66 total spaces, 22 of which will be constructed immediately, and 44 which will be constructed later, if necessary. The 44 additional spaces include the 29 deferred spaces. VanderHeide indicated they haven't seen a need for all 72 spaces. Also, they have unofficial agreements with the neighbors if they have an event and need excess parking. He hopes the business will grow and he will need more parking later. He is asking that all 66 proposed spaces be approved.

Hill indicated that if the parking spaces are deferred, the Township will make sure other sections of the ordinance, like landscaping, are followed.

Masson asked about the staff comment that previously approved storm water improvement systems may still need to be installed. Hill indicated that there was a western drainage area that might need to be changed. VanderHeide indicated it was previously installed, but there is more vegetation in the area now. Latsch stated that maintenance of storm water systems was important and some maintenance may be required.

Latsch asked about specifics of the pavilion. Hill indicated there were proposed drawings in the packet. Small changes can be approved administratively, but large changes would need to come back to the Planning Commission.

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Hill stated the Township is asking for a reciprocal easement for a shared drive with the eastern neighbor. The drive doesn't need to be constructed at this time. The drive would be the only access to M104 for the corner property. VanderHeide stated he was not in favor of the easement at this time because it isn't an agreement with a neighboring property owner; it's only an easement that will allow a shared drive, and doesn't include items like a maintenance agreement. Township Attorney Bultje indicated it was reasonable to request the easement. VanderHeide said his attorney was not in favor of granting the easement.

There is also a staff recommendation which details the requirement for a bike path in any commercial development. However, as there are no plans for a bike path on the north side of M104, this section would not connect to anything. VanderHeide is requesting a waiver from the requirement, as there is a paved shoulder on M104.

After discussion about the easement and bike path requirements, Masson moved, supported by Latsch, to approve the VanderMill LLC parking lot and building expansion as depicted on the site plan dated 9-5-14 with the following conditions:

1. The 22 new parking spaces be improved with concrete and the required parking space bumpers.
2. The requested 29 deferred spaces and the additional 15 proposed spaces (44 total spaces) be improved with concrete when completed.
3. A bike rack or indoor bicycle parking be accommodated on site.
4. Tree species and location be approved by the DPW or a Landscape Architect as they are placed in a sanitary sewer easement and near an improved parking lot.
5. All storm water improvements be installed per the site plan including previously approved systems. An as-built set of plans or sufficient documentation of installation will need to be submitted prior to occupancy. A storm water agreement will also need to be recorded with the Ottawa County Register of Deeds per the Spring Lake Township Storm Water Ordinance.

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

**G. Proposed Zoning Ordinance Text Amendments**

1. Critical Dune District Considerations

The Township Board discussed the proposed Zoning Ordinance Text Amendments at their September 8, 2014 meeting. All the amendments were approved, except the Critical Dune District. The Township Board referred that one back to the Planning Commission because they were concerned about side yard setbacks not being consistent. Hill will discuss the amendment further and will notice a public hearing for next month if necessary.

**H. Commissioner Comments**

1. Township Board: No comments.
2. Zoning Board of Appeals: No comments.
3. Community Development Director: There is a trend toward outdoor living rooms. There have been several requests for outdoor fire places. These are large structures with tall

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chimneys, which can obstruct views. Based on discussion, the Commissioners indicated that Hill should enforce the intent of the Zoning Ordinance, and protect viewsheds.

**I. Adjournment**

Masson moved to adjourn the meeting at 9:10pm. Tiles seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chairperson  
Planning Commission