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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
OCTOBER 21, 2015 – REGULAR MEETING**

PRESENT: Jack Ketchum, Ron Lindquist, Dennis Masson Crystal Morgan, David Rumpel, Russ Tiles.

ABSENT: Greg Latsch.

PARTICIPANTS: Lukas Hill, Township Community Development Director
Ron Bultje, Township Attorney

A. Call to Order

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

B. Approval of Agenda

Rumpel made a motion, support by Ketchum, to approve the agenda with the addition of G1, Approve 2016 Meeting Dates. The motion passed unanimously.

C. Approval of Minutes

Lindquist made a motion, support by Ketchum, to adopt the September 16, 2015 Planning Commission meeting minutes as presented. The motion passed, with Masson abstaining.

D. Public Comments

Public comment was opened at 7:02pm and closed at 7:08pm. One comment was offered.

E. P.I.G. Properties Rezoning Request – Public Hearing

Matt Purvis presented the request to rezone parcel number 70-03-25-200-052 from RR-Rural Residential to R2-Medium Density Residential. This parcel is located across the street from Spring Lake High School on Leonard Road. Purvis stated that they believe an R2 zoning supports the natural progression with growth of the community. The intention is to split the property into six residential lots that are 100 feet wide and 375 feet deep. The lots will have driveway access to Leonard Road.

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Masson asked about rezoning the parcel to R1 Residential. Hill stated that the master plan indicates R2 zoning for this area, and that because sewer is available the minimum lot sizes for R1 and R2 are similar.

Matt Isard stated that sewer is available next to Leonard Road, and access should not require disrupting the roadway. The Ottawa County Road Commission has given verbal permission for six driveways.

Masson asked if they were planning for single family houses, and whether duplexes would be allowed. Isard said that they would be single family houses, and duplexes would not be allowed because the parcel would not be zoned for multifamily houses.

Masson asked if they own the additional acreage from the parcel split and what the plans were for that area. Isard said they own the additional acreage and plan to develop the rest of the property as larger parcels due to no sewers and the presence of wetlands.

Ketchum asked about having six driveways on Leonard Road, and whether there should be one driveway off the road with additional driveways branching from it. Isard stated that the Road Commission had no concerns about the driveways, and he did not want one large driveway because it would take up too much of the front lawn.

Rumpel asked about how much fill would be needed, because the area is known to be wet. Isard stated they have done a wetland delineation. These parcels have only small amounts of wetland. Some fill will be added to raise the houses.

Lindquist asked how high the houses would be raised. Isard stated that the site actually slopes slightly to the south, so fill will be added to bring it up to the level of the road.

Masson asked whether the documents listed in the application have been provided to the Township. Hill stated they had been provided.

Morgan clarified that the change in parcel number was due to the split, and that -052 is the correct parcel number for the parcel under consideration.

The public hearing was opened at 7:26pm. No comments were offered. Hill stated that no letters have been received. Motion by Masson, support by Tiles, to close the public hearing at 7:27pm. The motion passed unanimously.

Hill stated that a simple land division was used to create this parcel. There are no simple land divisions available to split this parcel into six lots, so the applicants will need to return to the Planning Commission for permission to split the parcel. Hill then reviewed the criteria to be considered for property rezoning per Section 109B7.

Masson asked what the Master Plan zoning was for the parcel for the south, and if sewer would be required for smaller lots. Hill stated that the additional acreage was recommended to be R2, and that sewers would be required for lots of less than one acre. There are no plans to extend the sewer down 148th Avenue, and the developer would need to pay to extend it.

Motion by Rumpel, support by Morgan, to recommend that the Township Board of Trustees approve the P.I.G., LLC, rezoning request from RR-Rural Residential to R2-Medium Density Residential for the reasons given in the staff report.

With a roll call vote, the motion passed unanimously.

G. Kennel Discussion – No Public Hearing Required

This discussion is related to allowing kennels or kennel-type uses in a neighborhood commercial district. Masson asked how many areas would be affected if the ordinance is changed. Hill stated that this area plus three more areas are zoned Neighborhood Commercial. Currently, kennels are allowed in the AG district, and the LI district allows veterinary clinics with kennels. Bultje stated that kennels are a defined term in the Zoning Ordinance, and that only cats and dogs would be allowed.

Diane Schindlbeck provided the Commissioners with a packet discussing her request for a luxury dog hotel and doggy day care in a neighborhood commercial district.

Rumpel asked how much staff would be required for the overnight time. Schindlbeck stated that the ASPCA recommends one staff member for 15 dogs.

Rumpel asked how noise and smell outside the facility would be handled. Schindlbeck stated that she would install synthetic turf on the outside to allow for easy cleanup of wastes. She would also install a fence that would be solid on the bottom to minimize the potential for barking.

Masson stated that the proposed location is good for this use, but he is concerned about opening up the possibility for kennels in other areas, as they were not as suitable. Rumpel stated that he was also in favor, and was less concerned about the other areas.

Hill stated that if kennels were made a Special Land Use, specific criteria could be attached to make kennels more acceptable in the other Neighborhood Commercial areas. The Special Land Use approval includes an ongoing requirement to remain in compliance with the criteria, so the Township can monitor and enforce the conditions.

Bultje stated that there were two options for allowing this use in a Neighborhood Commercial zone. One option is to contract zone this parcel into LI, subject to its use as a kennel. That way the other Neighborhood Commercial zones are not affected and a Zoning Ordinance Text Amendment is not required. Contract zoning is voluntary on the request of the property owner. The property owner will propose the restrictions on the use. The other option is to have a Zoning Text Amendment which states that kennels are only allowed in certain Neighborhood Commercial zones. This is more complicated.

Motion by Masson, support by Ketchum, to table the discussion to allow the applicant to continue to work with the Township on this project. The motion passed unanimously.

F. Arcadia Planned Unit Development

Tom Galloway, developer, and Rick Pulaski of Nederveld provided additional information on their application based on discussions the developer had with Hill and at previous Planning Commission meetings. Galloway stated that they have submitted a supplement addressing issues previously raised, and an additional supplement addressing issues raised by Hill after further review.

Pulaski stated that the 9/28/2015 Supplement was a response to Commissioner concerns raised at the September Planning Commission meeting. It includes more information on the neighborhood service building and design elements which will be required. The October 12, 2015 Supplement answers issues raised by Hill including grading, town home elevations and revisions to the Master Deed.

Galloway stated that the updated Master Deed includes additional clarification on allowable fences and sheds. Language was updated relating to wetland setbacks, and they are working on developing the best way to communicate the wetland setback requirements to the occupants. Galloway stated that they would continue working with the Township on updating the Master Deed language.

Ketchum stated that maintenance of the wetland buffers will need to be addressed, so trees do not grow in the buffers and block the views. Galloway stated they were working with the wetland consultants on ways to use plantings that will not get too tall to delineate the buffer zone. The developer will be doing the landscaping for each home, so they have control of that aspect.

Ketchum stated that the proposed 200 square foot shed is large, and may not fit on the smaller lots. Also, the 12-foot height can block the views and is a concern. Galloway stated that they do not want flat roofs, and with seven foot sidewalls a ten-foot height may be too flat. They will consider whether sheds will be allowed near the ponds and whether the smaller lots will be allowed to have a shed.

Ketchum asked the developers to clarify the name of the company, as different names have been used in the documents. Pulaski stated that the official name is MB&G Investments, LLC.

Galloway stated that they have been considering accessible housing. He stated that some items such as 32-inch doors and lever doorknobs are very easy to include, and will be offered, especially in the ranch plans. They will have no-extra-cost accessibility packages available for homeowners to choose.

Ketchum asked how this development is innovative. Galloway stated that Nederveld is working with current neighborhood designs and considering walkability and connectivity. They used the Township guidelines to design the development, which matched the direction they wanted to go. They are innovative in how they are fitting the houses on the property by working with the wetlands and the large amount of public space. They are also innovative in what the houses will look like. The developers want to apply for certifications to recognize what they are doing.

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Ketchum asked how the new Sustainable Community Assessment score was calculated. Pulaski stated that they increased their score by increasing density with the town homes. They are also mixing uses with the neighborhood commercial area. They are using low impact design techniques like perforated drainage pipes and wetland recharge areas. They are also designing walkable streets.

Morgan stated that she had several corrections to the submitted documents:

1. Remove the references to the City of Hudsonville.
2. Remove references to Charter Township
3. In the bylaws, Sections 1.1 and 8.1 suggest a single-family development. This needs to be updated to reflect the town homes and commercial area.
4. On page 15, item c, clarify what “along the driveway” means, or remove that wording.
5. On page 19, item i, the wording “except that one such vehicle...” should be clarified.

Morgan asked about the timing for sidewalk installation. Galloway stated that they want to install the sidewalk in large sections, but they will not do the whole neighborhood at once, as construction activity will degrade the sidewalks.

Masson stated that there needed to be one size designated for the development, 61.04 or 61.05 acres. Pulaski stated they would correct that.

Ketchum asked about the tree removal requirements. Hill stated that if the developer wants to remove more than 20% of the trees outside the construction zones, approval is needed. Galloway stated that their intent is to preserve the trees. However, some lots are entirely construction zone, and they will not be keeping any trees in front yards because of the fill addition. They do intend to keep the tree buffer along 148th Avenue. Hill stated he was comfortable identifying areas of tree preservation and not regulating the additional trees on the site. The consensus of the Commissioners was that this was acceptable.

Lindquist asked about the blanks in the resolution provided to the Commissioners. Bultje stated that additional information has been received and incorporated into a revised resolution, which was discussed. After discussion, consensus of the Commissioners was that the trails in the natural area can be made of natural materials, but the other paths should be accessible. Bultje stated that he will revise Condition 14s as discussed. Also, additional minor corrections to the resolution will be made.

Motion by Ketchum, support by Rumpel, to approve the resolution and report as amended. With a roll call vote, the motion passed unanimously.

G1. Approve 2016 Meeting Dates

Motion by Masson, support by Ketchum, to approve the 2016 meeting dates. The motion passed unanimously.

H. Commissioner Comments

1. Township Board: 1. The fire station will be LEED silver certified, and the roof of the truck bays will have solar panels installed on it. 2. The 148th Avenue fire station building is on the market. 3. The integration of Village and Township employees is working well.
2. Zoning Board of Appeals: There was a meeting where one accessory building authorization was approved for a large parcel on N. Fruitport Road. A variance to reduce the front yard setback was approved for a parcel on Lake Beach Drive which has a front yard and two side yards. The Reinhart accessory building request was tabled due to a medical emergency.
3. Community Development Director: The Michigan Planning Association conference was held in Detroit.

H. Adjournment

Masson moved to adjourn the meeting at 9:58pm. Tiles seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission