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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 18, 2015 – REGULAR MEETING**

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

ABSENT: Jack Ketchum, Greg Latsch.

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

Rumpel made a motion, support by Lindquist, to approve the agenda as written. The motion passed unanimously.

C. Approval of Minutes

Lindquist made a motion, support by Masson, to adopt the January 21, 2015 Planning Commission meeting minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Large-Scale Developments

Hill presented additional material for consideration on a new general provision that would require all large-scale residential developments with more than eight lots to be reviewed as a Planned Unit Development. This will allow the Township more control over aspects of the development than either the subdivision or site condominium standards. Commissioners discussed whether they would prefer to approach large-scale development as a PUD, or if they would prefer to add additional provisions to the subdivision and site condominium development regulations. It was preferred to use the PUD process, as it is clearer and allows for more review of subdivisions by the Township. Motion by Masson, support by Tiles, to propose to the Board of Trustees adoption of the revised Section 332 language as modified. With a roll call vote, the motion passed unanimously.

F. Tree Ordinance – Discussion

Hill indicated he was concerned about whether the current tree ordinance is sufficient to keep developers from clear-cutting land for subdivisions. After discussion, Commissioners indicated they would be interested in looking into adding incentives for developers to keep trees in the development,

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perhaps in the wetland buffers and around the perimeter. Commissioners directed Hill to investigate the feasibility and to bring this item back at a future meeting.

G. Sub-Area Plan at M104/148th Ave Intersection – Discussion

Hill presented a draft Request for Proposal for development of Sub-Area Plan for this key intersection. He feels it will be a good investment for the community to properly plan for the development of this intersection, as it is a gateway to the community. The Township Board will need to approve the request, and this presentation was to familiarize the Commissioners with the process.

H. Urban Services Boundary – Discussion

Hill presented maps of the sewer system and the draft Master Plan zoning. Development is limited by the availability of sewers, and a process will need to be developed to determine the boundary of service, and for controlling sewer development outside of the proposed sewer lines. This presentation was for informational purposes, so the Commissioners are aware of the issue.

I. Private Roads and Public Roads – Discussion

The Road Commission permits new residential developments that do not offer connected streets. This creates inefficiencies for winter maintenance and long-term repair. Staff is suggesting a new regulation that will require developers to build private roads unless there is connectivity and a clear benefit to the public user. Commissioners directed Hill to investigate further and bring this item back at a future meeting.

J. Commissioner Comments

1. Township Board: Discussion with the Village for the sharing of Village Hall continues. Drawings for the new fire station are being presented to the Village Planning Commission at their March meeting. The Township annual meeting will be held March 23.
2. Zoning Board of Appeals: Meeting scheduled for March 26 to consider a waterfront setback determination.
3. Community Development Director: Spring Lake Public Schools will be starting their work at the high school and Jeffers Elementary soon.

L. Adjournment

Rumpel moved to adjourn the meeting at 8:20pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chairperson
Planning Commission