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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 16, 2015 – REGULAR MEETING**

PRESENT: Jack Ketchum, Greg Latsch, Ron Lindquist, Crystal Morgan, David Rumpel, Russ Tiles.

ABSENT: Dennis Masson.

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

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

C. Approval of Minutes

Lindquist made a motion, support by Ketchum, to adopt the August 19, 2015 Planning Commission meeting minutes as presented. The motion passed unanimously.

D. Public Comments

Public comment was opened at 7:02pm and closed at 7:03pm. No comments were offered.

E. Almond Products – New Private Road – Public Hearing

Pioneer Real Estate, owner of the real estate housing Almond Products, is proposing a new private road. Jeff Brinks of Williams and Works presented the request. The applicants own several oddly-shaped pieces of property in the area. The private road is to allow more standard parcels that would have street access. They are proposing to connect the private road at Huron Dr., which will require an easement from Spring Lake Township. The easement has been granted. They are planning to extend water and sewer service along the road. The road will be built to Ottawa County Road Commission standards. They have met with the Ottawa County Road Commission and Township engineers, and have submitted the private road maintenance agreements to the Township attorney.

Lindquist asked about a buffer between the existing bike path and the new road. Brinks stated that the relocated trail will have new plantings.

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Ketchum asked about maintenance of the new plantings. Brinks indicated that Almond Products will maintain the plantings until they are established, at which point they will become Township property.

Hill indicated he met with Township Parks Director Paul Brondyke to discuss the plantings. They are planning bushes and some trees. They are considering low-maintenance plantings.

Rumpel asked about the construction time schedule. Brinks stated that they were planning to do the construction in the spring so they did not have to rush to complete it this year.

Ketchum asked if the Prein and Newhof recommendations had been reviewed. Brinks stated that his firm was in agreement with the Prein and Newhof recommendations and that there were good suggestions.

Tiles asked about rerouting the bike path during construction as there is no good detour because there is no bike path on State Road. Brinks stated that they would address the issue and minimize the impact on bike path users.

Tiles asked if the crosswalk noted on the plans was going to be marked on the pavement. Brinks stated it would be marked.

Latsch asked about the location of the stormwater retention basin. Brinks stated that he had received the recommendations from Prein and Newhof, and he would look for a better location away from the road.

Hill read the highlights of the staff recommendation for the private road.

The public hearing was opened at 7:27pm.

Eric Miller, 17109 148th Ave, the house on the north side of the trail, indicated he was concerned about the safety of the people on the trail. He would like a turn/deceleration lane included in the private road plans.

Brinks indicated they were connecting the private road at the widest part of 148th, with a deceleration lane. Hill stated that the curb cut and flare would have to be approved by the Ottawa County Road Commission, who will most likely require a deceleration lane.

Motion by Latsch, support by Ketchum to close the public hearing at 7:32pm. The motion passed unanimously.

Motion by Rumpel, support by Latsch, to approve the new private road special land use with the following conditions:

1. The Private Road shall meet all criteria set forth in Section 326 and Section 940 of the Zoning Ordinance.
2. The final landscaping plan shall be approved by Township Staff and a landscape architect. Plantings shall consist of a variety of hardwoods, conifers and native grasses. Plantings will be maintained by Almond Products until established.

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3. The Private Road shall be inspected by the Ottawa County Road Commission, as deemed necessary, during the construction process to certify that the road was built to current county road standards.
4. The portion of the North Bank Trail that will be relocated shall be inspected by the Township Engineer during construction and meet minimum construction standards as required by the Township Engineer.
5. A license agreement shall be obtained from Consumers Energy for any and all use of their property for bike path purposes. All fees associate with the license shall be the responsibility of the applicant.
6. All utilities and all other aspects shall be constructed as approved by the Township Engineer and DPW, specifically the letter dated September 3, 2015 from Kevin Kieft, PE.
7. All legal agreements that would allow the transfer of the private road to a public road with the applicant and Township, and Road Commission, if necessary, shall be recorded.
8. Private road naming rights be that of the Township.
9. Approval of the final road maintenance agreement will be received from the Township attorney.
10. Construction phasing and other appropriate methods will be employed to minimize the impact of the construction on bike path users.

With a roll call vote, the motion passed unanimously.

F. Arcadia Planned Unit Development – Public Hearing

Tom Galloway, developer, Rick Pulaski of Nederveld, Jamie Walter, Landscape Architect, and additional team members presented the proposed Planned Unit Development for Arcadia. The Commissioners were provided with additional information based on discussions the developer had with Hill.

Pulaski stated that they have agreements in place for easements for sanitary sewer. Water service is available and there are multiple access points they can use. A Phase I environmental assessment was conducted, and there was a recommendation for soil testing. After testing, the results were below action levels so no remediation is required. They will be cleaning up any trash and other debris on the site.

Lindquist asked if there were tree trunks which needed to be handled. Galloway stated there were 50 to 80 stumps on the site. Some of them are in the wetlands, which they will be allowed to remove. Because some trees will have to be removed during construction, they will have a grinder on site and will grind any existing stumps.

Pulaski stated that updates since the last plan presentation include changing nine small lots to 22 town homes. They were looking to have a higher density section of the development. Also, Galloway stated that they moved the pedestrian path that goes to the school property based on discussions with the school district.

Pulaski stated all roads in the development would be private roads. Ottawa County Road Commission will approve all entrances. The entrance will taper to the existing road for deceleration.

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Galloway stated that the design was developed to work with the wetland areas. He stated they were trying to keep as many natural features as possible. They intend to put the homes closer to the road, with the garages behind. They will build energy-efficient homes.

The public hearing was opened at 8:07pm. There were no comments offered at this time. Motion by Lindquist, support by Ketchum, to close the public hearing at 8:08pm. The motion passed unanimously.

Ketchum asked if the streets would be wide enough for parking. Pulaski stated that Arcadia Drive would be wide enough, as it will be built to Ottawa County Road Commission standards. The rest of the streets will be narrower, except near the town homes, where there will be space for parking. This is overflow space, as the town homes will have 2-stall garages.

Ketchum asked about school bus stops and shelters. Galloway stated that after discussion with the school district, there will probably be two stops at the entrances to the development. One is near a planned pavilion, and they will consider installing a pavilion at the other location.

Ketchum asked how construction would be handled, with the building envelopes close to the wetland buffers. Hill stated that some of the buffers are higher quality, and those will be more protected. The wetland buffer and wetland permits have not been issued yet, and protections will be built into the permits. Ten foot wide mowed strips will be allowed within the buffers to allow access to the ponds.

Ketchum asked about incorporating universal design. The Galloway Homes designer stated that there will be options for each of the models which will allow more universal design elements.

Morgan stated she had some concerns about the commercial node, and what types of businesses would be allowed. She stated she would prefer some limits be put in place with the PUD. Bultje and Pulaski agreed that the developer will draft limits on the types of allowable businesses for review by the Township attorney.

Galloway asked if a review of the commercial building would be included in the PUD approval, or if it would be later. Bultje stated it would be part of the Phase 2 site plan review. Hill indicated proposed designs should be included in a packet provided by the developer. The packet will then be incorporated into the final PUD approval.

Tiles stated he would prefer the driveway for Parcel A inside the neighborhood. Galloway stated that there are too many wetlands in the area, and the parcel will serve only one house. There is an existing driveway that is the only way in to the parcel. Galloway stated that they plan to remove invasive species from the site, which will include the large bushes near the bike path and driveway. This will open up the view at the intersection of the driveway and the bike path.

Pulaski asked which option was preferred for Carrington Ave., the cul-de-sac or the loop. The consensus of the commissioners was that they preferred the cul-de-sac.

Morgan asked if accessory buildings would be allowed, and what the limits would be. Galloway stated he would allow accessory buildings, but that he planned to put restrictions on appearance, size and height. These restrictions will probably be incorporated into the covenants.

Motion by Lindquist, support by Rumpel, to table the application given the number of issues open and the willingness of the developer to work with the Community Development Director on these issues, and to direct the Township attorney to draft a resolution of approval for the Arcadia Preliminary PUD. The motion passed unanimously.

G. Commissioner Comments

1. Township Board: 1. The Township and Village held a dedication and ribbon cutting ceremony for the shared office space at Village Hall. It was well attended. 2. The Hickory Road LLC rezoning will be handled as a contract rezoning of one parcel to allow the construction of an agricultural building.
2. Zoning Board of Appeals: There was a meeting where two accessory building authorizations were approved. A variance renewal for a parcel on North Shore Estates Road was also approved. The other accessory building application was withdrawn because the subdivision does not allow accessory buildings.
3. Community Development Director: Arcadia is the biggest development recently in Spring Lake Township. It is a challenge for everyone, but the process is proceeding smoothly. The Spring Ridge subdivision extension was tabled by the Township Board, and the developer was directed to return to the Planning Commission.

H. Adjournment

Rumpel moved to adjourn the meeting at 9:25pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission