

**Minutes of a Regular Meeting of the
Spring Lake Township Board of Trustees
February 27, 2012**

A meeting of the Spring Lake Township Board of Trustees was held at the Spring Lake Township Hall at 106 S. Buchanan, Spring Lake, MI 49456.

6:00pm Work session: The Board had a final review and discussion on budget issues.

1. Call to Order/Roll Call of the Board:

Supervisor Nash called the meeting to order at 7:20pm.

Present: John Nash, Carolyn Boersma, Jim Koster, Ron Lindquist, Judy Miljan, Larry Mierle, Bob Shay

Absent: None

Participants: Gordon Gallagher, Spring Lake Township Manager

2. Invocation and Pledge:

Supervisor Nash opened the meeting with a spiritual reading and the pledge of allegiance.

3. Public Comment:

Public comment was opened at 7:22 pm and closed at 7:23 pm. No comments were offered at this time.

4. Approval of Agenda:

Motion by Shay, support by Lindquist to approve the agenda with a modification to move item 9 to 5a. With a unanimous vote the motion carried.

5. Presentation of Cemetery Support Check (Heritage Festival)

Michelle Yasenak and Danny Grable presented a \$500 check to the Township in support of veterans' markers for the cemetery. This was first done in 2011 and the Heritage Festival Committee hopes to make this an annual contribution.

5a. Zoning Text Amendments:

The Planning Commission held a public hearing on proposed zoning text amendments that were presented to the Board for possible approval and adoption. **Motion** by Shay, support by Lindquist to adopt the February 12, 2012 version 2 with these shaded additions and strike through deletions as listed below. [RC] The motion carried unanimously.

2. Any residential Accessory Building which violates the prohibitions in this subsection but which was already constructed at the time this subsection was added to this Ordinance (i.e., _____, 2012) shall comply with the following.
 - a. Any such Accessory Building erected without all required permits from the Township, and thus in violation of this Ordinance regardless

of this subsection, must be removed in its entirety and the site restored to its original condition no later than **June 30, 2012** (~~the effective date of this ordinance~~).

- b. Any such Accessory Building erected with all required permits from the Township, and thus in compliance with this Ordinance except for this subsection, must be removed in its entirety and the site restored to its original condition by the end of its natural life, which in any event shall not be later than **two years beyond the effective date of this ordinance**.

Section 7. Warehouse and Wholesale Facility. Section 955A of the Spring Lake Township Zoning Ordinance shall be added to state in its entirety as follows:

955A WAREHOUSE **AND/OR** WHOLESALE FACILITY

- A. Warehouses **and/or** Wholesale Facilities, including food processing, may be permitted as an accessory use to the primary commercial/retail use of the Lot.
- B. The commercial/retail use of the Lot shall remain operational with regular open hours maintained.
- C. **Only** products produced on the Lot may be sold from and stored in a Warehouse **and/or** Wholesale Facility.
- D. Noise generated from any source on a Lot with a Warehouse **and/or** a Wholesale Facility shall not exceed sixty (60) Decibels measured at any Lot line, notwithstanding any contrary provision in the Township's Code of Ordinances.
- E. No hazardous, flammable or corrosive materials shall be stored on the Lot.
- F. Outdoor storage of materials and products is not permitted. The Planning Commission may waive this prohibition upon a finding that adequate screening is provided.
- G. Vehicles and equipment that are actively used in the operation of the Warehouse **and/or** Wholesale Facility shall be parked in the Side or Rear Yard.
- H. Parking Lots designated for retail customer Vehicles shall be separated from Parking Lots for wholesale distribution Vehicles. Adequate service drives and loading/unloading areas shall be demonstrated and illustrated on the Site Plan.
- I. The Planning Commission may require buffering, screening, Setbacks and other elements that are greater than those otherwise required by this Ordinance if the Planning Commission finds that adding a Warehouse **and/or** Wholesale Facility to

the Lot in addition to the ongoing commercial/retail use of the Lot requires greater restrictions to preserve the spirit and intent of this Ordinance set forth in Section 101 and the intent of the General Commercial District set forth in Section 412.A.

- J. The Planning Commission may limit the area of the proposed Warehouse and/or Wholesale Facility to preserve the spirit and intent of this Ordinance set forth in Section 101 and the intent of the General Commercial District set forth in Section 412.A.
- K. The Planning Commission may limit hours of operation for the Warehouse and/or Wholesale Facility to preserve the spirit and intent of this Ordinance set forth in Section 101 and the intent of the General Commercial District set forth in Section 412.A.

6. Boy Scout Project:

At the last meeting, Danny Brower and his brother Alex made a presentation to the Township Board on their Eagle Scout project. They are working on developing a dog park within Central Park. The Board had a question about how providing funding for this project might impact annual support for Central Park. Staff proposed that any funding provided for this project should be considered a “Capital Improvement”. Additionally, staff recommended that the funding would be within the \$15,000 that the Township may provide to the Village for Central Park. **Motion** by Lindquist, support by Mierle to authorize \$1,000.00 to the project, but to stay within the possible \$15,000.00 already committed to Central Park. [RC] The motion carried unanimously.

7. City of Grand Haven – Planning and Zoning Agreement 6 month extension:

Last year the Township began a pilot program to share Planning & Zoning services with the Village of Spring Lake. After the initial six month period, this project appears to be working well and staff proposed extending the agreement for an additional six months.

Motion by Lindquist, support by Shay to authorize the Manager to sign a 6 month extension agreement with the City of Grand Haven for planning and zoning services for the Village of Spring Lake. [RC] The motion carried unanimously

8. Budget Items: Schedule of Fees (NB); Finalize Wage Scale; Finalize Millage; Approve Draft Budget for Public Hearing:

Motion by Lindquist, support by Miljan to approve the proposed wage scale; approve the recommended millage rates for the March 12, 2012 public hearing; and approve the draft budget for the March 12, 2012 public hearing. The motion carried unanimously.

9. Zoning Text Amendments: moved to 5a

10. Review RFP for Architectural Services:

Staff was directed to do a little more research on different municipalities that have recently completed similar projects

11. Reports: A time for information sharing was given to certain Board members and the manager.

12. Adjourn:

The meeting adjourned at 9:10 pm.

Respectfully submitted,

H. Carolyn Boersma, CMC
Spring Lake Township Clerk