

**Minutes of a Regular Meeting of the  
Spring Lake Township Board of Trustees  
September 9, 2013**

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 work session was cancelled. Instead the Board members toured the sewage treatment facility in Grand Haven.

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

Supervisor Nash called the meeting to order at 7:00pm.

Present: John Nash, Carolyn Boersma, Jim Koster, Rick Homan, Ron Lindquist, Larry Mierle, Rachel Terpstra

Absent: None

Participants: Gordon Gallagher, Spring Lake Township Manager, Ron Bultje, Spring Lake Township Attorney

**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 7:02pm and closed at 7:03pm. No comments were offered at this time.

**4. Approval of Agenda:**

**Motion** by Lindquist, support by Mierle to approve the agenda with an addition to 5a Closed Session Minutes; and the removal of 6 Chamber Agreement. The motion carried unanimously.

**5. Approval of Consent Agenda:**

**Motion** by Lindquist, support by Homan to approve the consent agenda. With a unanimous vote the motion carried.

- a. Approve July 8, 2013 Regular & Closed Session Minutes
- b. Approve payment of all fund bills
- c. Receive July 2013 Financials
- d. Re-appoint Bob Shay to the Cemetery Board
- e. Resolution to support GH Boulevard
- f. Resolution of Appreciation – Fruitport Township
- g. Resolution of Appreciation – SL Rotary Club

## **6. Chamber Agreement – Deleted**

### **7. Spring Ridge - Preliminary Plat Consideration**

Wagoner LLC, represented by Dennis Dunlap of Westshore Consulting, has applied for tentative preliminary plat approval of the Spring Ridge Subdivision per Section 20-84, Submission of Preliminary Plat for Tentative Approval, of Chapter 20, Article III, Subdivision Control, of the Spring Lake Township Code of Ordinances. Two plans were submitted by the applicant (Plan A and Plan B) and the Planning Commission has recommended approval of Plan A (enclosed). The primary difference between Plan A and Plan B is that Plan A offers one point of ingress/egress versus two to Van Wagoner Street. Plan A significantly reduces wetland impacts; however, it would require a variance from the Subdivision Ordinance as two points of ingress/egress are required if the subdivision roadway will be serving more than 24 units. The Planning Commission recommended approval of the requested variance to allow a single point of entry as it reduces wetland impacts and two points of ingress/egress in this situation would not dramatically increase traffic circulation or safety.

As noted above, Plan A reduces wetland impact, creates a more private neighborhood, and provides two additional lots, but it only has one access to a public road when two are required if serving more than 24 lots. Therefore, the applicant is requesting a variance from Section 20-121 of the Subdivision Ordinance that requires two access points for a subdivision with more than 24 lots. The Planning Commission recommended approval of the variance at the August 2013 meeting. The criteria to consider a variance are found in section 20-195 and are as follows:

- That there are such special circumstances or conditions affecting the property in question that strict application of the provisions or requirements of this article would be impracticable or unreasonable;
- That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the subdivision is situated;
- That the variance will not violate the provisions of the land division act; and
- That the variance will not have the effect of nullifying the interests and purposes of this article.

Motion by Nash, support by Terpstra to approve the variance based on the criteria as outlined above from section 20-195 of the Subdivision Control Ordinance. [RC] With Boersma and Lindquist as the dissenting votes the motion carried.

The Planning Commission recommended approval of the Spring Ridge Subdivision Tentative Preliminary Plat – Plan A as it meets the requirements of the Section 20-84 of the Subdivision Ordinance related to Preliminary Plat - Tentative Approval with the following conditions:

1. Provide a 20-foot wide water utility easement between lots 23 and 24 for possible future connection to the water line in Bridlepath, widen the 20-foot sewer easement to 30 feet between lots 18 and 19, and add a 20-foot wide utility easement between lots 12 and 13 and lots 42 and 43 for future possible connections.
2. All street lights be night sky friendly design.
3. All wetland areas be placed in a conservation easement.

4. One street tree per lot be provided.
5. All staff reports and recommendations be referenced as part of the approval.
6. All other necessary permits from the Township and outside agencies be obtained per the Subdivision Ordinance and State Law.

Manager Gallagher recommended changes to item 1; remove the phrase “widen the 20 foot sewer easement to 30 feet between lots 18 and 19”; and change the last portion “lots 12 and 13” to “lots 11 and 12”

**Motion** by Terpstra, support by Homan to tentatively approve the preliminary plat with the changes as recommended. [RC] The motion carried unanimously.

## **8. Board Reports**

A time for information sharing was given to various Board members.

## **9. No Wake Zone Ordinance**

The Board was asked to consider approving a Resolution requesting the Department of Natural Resources approve an ordinance to be adopted by Spring Lake Township and Grand Haven Charter Township concerning restrictions to be placed on the waterway within their respective jurisdictions. A public hearing was held at the March 25, 2013 Board meeting and the Resolution was approved at the April 8, 2013 Board meeting. The DNR approved the request, but extended the range of distance in the river. The Board wanted information on why the zone was increased. No action was taken at this time.

## **10. Solicitation Ordinance**

At the August Board meeting, Attorney Bultje was directed to draft a Solicitors Ordinance. The draft was submitted to the Board for review. **Motion** by Homan, support by Terpstra to approve authorize the Clerk and Supervisor to sign the Solicitation Ordinance, draft date 9/5/2013 as presented. [RC] The motion carried unanimously.

## **11. Fire Hydrant Replacements**

The DPW would like to replace fire hydrants that are out of production to a newer model manufactured by East Jordon Ironworks. The thought was to have Tiles Excavating and Northern Pipeline each replace 5 hydrants this fall. The total replacement cost would be \$33,700.00. There was some discussion about the DPW workers doing the replacements instead of contracting that work out. **Motion** by Mierle, support by Homan to authorize the expenditure as presented. [RC] The motion carried unanimously.

## **12. Fire Station # 2 Sign**

Two proposals were received for a sign at Fire Station #2 on 174<sup>th</sup> Ave. Advance signs proposed \$18,442.00, and Postma Signs proposed \$17,950.00. **Motion** by Koster, support by Mierle to tentatively approve the proposal from Advanced Signs based on approval from the Planning Commission. [RC] The motion carried unanimously.

**13. Reports:**

A time for information sharing was given to the Supervisor and Manager.

**14. Adjourn**

The meeting adjourned at 9:38pm

Respectfully submitted,

H. Carolyn Boersma, CMC  
Spring Lake Township Clerk