

Adoption Documentation

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EXCERPTS OF MINUTES

At a regular meeting of the Township Board of Spring Lake Township, Ottawa County, Michigan, held at the Spring Lake Township Hall, 106 South Buchanan, Spring Lake, Michigan, on the 9th day of June, 2008, at 7:00 p.m., local time.

PRESENT: John Nash, H. Carolyn Boersma, Lou Draeger, Norma Cook, Ronald Lindquist, Robert Shay and Lawrence Mierle.

ABSENT: None.

After certain other matters of business were concluded, the Supervisor stated the next order of business was the consideration of a proposed resolution concerning approval and adoption of the Spring Lake Township Community Master Plan by the Township Board. A draft of this resolution was then reviewed by members of the Board. After discussion, the following resolution was offered by Boersma and supported by Nash.

**SPRING LAKE TOWNSHIP BOARD
MASTER PLAN RESOLUTION**

WHEREAS, the Spring Lake Township Planning Commission (the "Planning Commission") previously adopted the Spring Lake Township Master Plan; and

WHEREAS, the Planning Commission now desires to restate the Spring Lake Township Master Plan and adopt a new Spring Lake Township Community Master Plan (the "Master Plan"), with a January 2008 draft date; and

WHEREAS, the Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Maps, Charts, Tables and Graphics:

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WHEREAS, the Planning Commission has complied with the notification and review requirements of the Township Planning Act, Act 168 of the Michigan Public Acts of 1959, as amended (the "Act"); and

WHEREAS, the Planning Commission has noticed and conducted on February 20, 2008, a public hearing in accordance with the requirements of the Act, specifically including the requirements in the amendments to the Act made by Act 263 of the Michigan Public Acts of 2001; and

WHEREAS, the Planning Commission has considered the written and oral comments made at the public hearing held for the proposed new Master Plan, as well as the written and oral comments made concerning the proposed new Master Plan at subsequent meetings on March 19, 2008 and April 16, 2008 and May 21, 2008; and

WHEREAS, the Planning Commission specifically considered the March 12, 2008 memorandum of Beckett & Raeder concerning Section 8 of the northwest quadrant of the Township, as well as a February 20, 2008 letter from Varnum, Riddering, Schmidt & Howlett on behalf of the owners of the Woodland Ridge Apartment project, the North Ridge condominium development, and the adjacent vacant parcel of approximately 19 acres; a February 20, 2008 letter from North Ottawa Community Hospital on behalf of the North Ottawa Care Center; a March 19, 2008 letter from Varnum, Riddering, Schmidt & Howlett; and a March 19, 2008 letter from North Ottawa Community Hospital, and the Planning Commission has decided to not change the proposed Master Plan for the area in question for the following reasons:

- a. The Planning Commission accepts the planning principles and conclusions in the March 12, 2008 memorandum of Beckett & Raeder, subject to the following additional reasons;
- b. The Planning Commission finds that the planned unit development chapter of the Spring Lake Township Zoning Ordinance allows alternative housing options, even in single family dwelling districts of the Township, and it allows adequate housing density; and
- c. Notwithstanding the March 12, 2008 memorandum of Beckett & Raeder, the Planning Commission does not reject the possibility of further senior housing in Section 8 of the northwest quadrant of the Township; and

WHEREAS, the Planning Commission accepted the Master Plan, as presented to the public on February 20, 2008, and recommends approval of the Master Plan to the Spring Lake

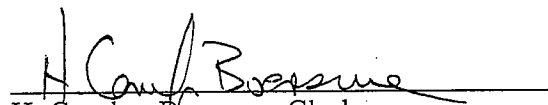
Township Board, which has reserved to itself the authority to fully approve or reject the Master Plan.

NOW, THEREFORE, IT IS RESOLVED, that the Township Board approves the Master Plan, as presented to the public on February 20, 2008, with a January 2008 draft date.

YES: Nash, Boersma, Draeger, Lindquist, Shay and Mierle.

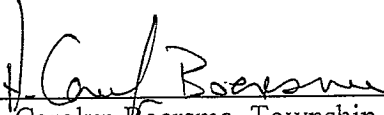
NO: Cook.

Resolution declared adopted on June 9, 2008.


H. Carolyn Boersma, Clerk
Spring Lake Township

CERTIFICATE

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Spring Lake, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of the resolution adopted by the Township Board at a regular meeting of the Township Board held on the 9th day of June, 2008. I further certify that public notice of the meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.



H. Carolyn Boersma, Township Clerk

EXCERPTS OF MINUTES

At a regular meeting of the Planning Commission of Spring Lake Township, Ottawa County, Michigan, held at the Spring Lake Township Hall, 106 South Buchanan, Spring Lake, Michigan, on the 21st day of May, 2008, at 7:00 p.m., local time.

PRESENT: David Rumpel, Dennis Masson, Judith Miljan, Ronald Lindquist, Jeff Baxter and Jack Ketchum.

ABSENT: Ross Vlietstra.

After certain other matters of business were concluded, the Chairperson stated the next order of business was the consideration of a proposed resolution concerning a recommendation to the Township Board to adopt the Spring Lake Township Community Master Plan. A draft of this resolution was then reviewed by members of the Planning Commission. After discussion, the following resolution was offered by Lindquist and supported by Rumpel.

SPRING LAKE TOWNSHIP PLANNING COMMISSION MASTER PLAN RESOLUTION

WHEREAS, the Spring Lake Township Planning Commission (the "Planning Commission") previously adopted the Spring Lake Township Master Plan; and

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- b. The Planning Commission finds that the planned unit development chapter of the Spring Lake Township Zoning Ordinance allows alternative housing options, even in single family dwelling districts of the Township, and it allows adequate housing density; and
- c. Notwithstanding the March 12, 2008 memorandum of Beckett & Raeder, the Planning Commission does not reject the possibility of further senior housing in Section 8 of the northwest quadrant of the Township.

NOW, THEREFORE, IT IS RESOLVED, that the Planning Commission accepts the Master Plan, as presented to the public on February 20, 2008, and recommends approval of the Master Plan to the Spring Lake Township Board, which has reserved to itself the authority to fully approve or reject the Master Plan.

YES: Rumpel, Masson, Miljan, Lindquist, Baxter and Ketchum.

NO: No one.

RESOLUTION DECLARED ADOPTED.

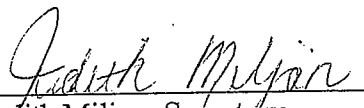
Dated: May 21, 2008



Judith Miljan, Secretary
Spring Lake Township Planning Commission

CERTIFICATE

I, the undersigned, the Secretary of the Planning Commission of the Township of Spring Lake, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a regular meeting held on the 21st day of May, 2008. I further certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by the Act.



Judith Miljan, Secretary
Spring Lake Township Planning Commission