

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 16, 2016 – REGULAR MEETING**

PRESENT: Jack Ketchum, Greg Latsch, Dennis Masson, Crystal Morgan, Russ Tiles
ABSENT: David Rumpel, Ron Lindquist
PARTICIPANTS: Lukas Hill, Township Community Development Director
Ron Bultje, Township Attorney

A. Call to Order

Masson called the meeting to order at 7:00pm.

B. Approval of Agenda

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

C. Approval of Minutes

Latsch made a motion, support by Ketchum, to adopt the September 21, 2016 Planning Commission minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Alles Tire – Special Land Use and Site Plan

Adam Beck, owner of Alles Tire, presented his request for a special land use and site plan review to expand the use of the car repair facility to include vehicle rentals (U-Haul). He stated that he has been renting vehicles without problems for about a year. He has the support of the business neighbors in the complex. He believes that his location is a good one for this use. U-Haul controls what equipment is present on site, but if there is too much equipment he can move some of it to his Grand Haven site. He generally parks vehicles in the back lot because it is out of the way and doesn't impact deliveries or neighbor parking. In addition to renting vehicles, he is a repair location for U-Haul equipment, so some of the equipment on site is there for repairs.

DRAFT

Hill stated that his concerns are about parking in the drive aisles, and that the Fire Department Connection must be kept clear. There are no physical changes to the site plan proposed. No equipment can be parked in the road.

Hill stated that previously the Planning Commission designated 5 spaces in front for selling mopeds. That business has closed and Dutch Girl Brewery is in the spot. The U-Haul business doesn't have definite numbers for the equipment.

Beck stated that he parked trucks on the road one time, and hasn't parked there since being informed that it isn't allowed. He also has worked with the Fire Chief to make sure the Fire Department Connection is kept clear. Beck has a letter from the property owner, Mike Alles, stating that parking at the east end of the lot is possible, except in the Auto Value spaces.

The public hearing was opened at 7:16pm.

Luke Fincham, Dutch Girl Brewery, stated that he supports the special land use request. He stated that they have been business customers of U-Haul and find it very convenient. They have had no parking conflicts.

Dale TenBrink, 14788 Boom Rd., stated that he finds the service very helpful. He supports the use and believes Mr. Beck has addressed the issues that have been brought up.

A letter of support was received from Kelly Fincham, Dutch Girl Brewery, and William Bodie, Auto Value, businesses in the same complex.

Adam Beck presented a letter he has received from Mike Alles allowing parking of equipment on the east end of the property.

Hill stated that a letter was received on September 29 from Mike Alles, amending a letter received previously. Alles stated that no vehicles were allowed on the grassy area or on 150th Avenue, and that the drives must be kept open.

Motion by Ketchum, support by Latsch to close the public hearing at 7:26pm. The motion passed unanimously.

Ketchum stated that he is pleased to have a thriving business in the community, but that the Commissioners have to follow the Zoning Ordinance.

Ketchum asked if other items were rented with the U-Haul vehicles. Beck stated that he sells some boxes, but doesn't intend to expand into packing and moving equipment.

Ketchum asked about the tires on the ground behind the building. Beck stated that they were staged for recycling, but that his previous contractor did not bring a new trailer when picking up the last trailer. He has a new contractor and the new trailer should be delivered this week. Beck stated that he does tire recycling for other area businesses and that a load had been dropped off in anticipation of the new trailer.

DRAFT

Ketchum stated that it appeared there was some congestion in the driveway near the south entrance. Beck stated that the customers typically park in the front, and the side is for Alles Tire use.

Morgan asked if there is the intention to mark where the trucks and trailers will go, and how drop off is controlled. Beck stated that many customers back in to where the equipment was originally parked. If they can't back in, they pull along the side and the staff moves the equipment on Monday morning.

Morgan asked about the size of the trucks that would be rented. Beck stated that the ones that are currently there are the biggest that he will have. He noted that there was still about four feet behind the trucks in the parking spaces.

Tiles asked about leasing space in the nearby industrial lots for overflow. Beck stated he has options with some of the businesses, but generally he moves the overflow to his Grand Haven site.

Tiles stated that the front parking was fine, but that the side seemed tight. Beck stated that he typically puts trailers on the side. There are marked parking spots there, and the trailers are shorter than cars. He generally parks the trailers at an angle for display purposes.

Latsch stated that he would like the parking lot marked specifically for the U-Haul equipment.

Ketchum stated there was no parking originally proposed near the island on the west, and that there didn't seem to be space to park there. Beck stated that the area was only used for overflow parking during busy times.

Luke Fincham stated that all deliveries to his business are on semis, and there have been no problems with trucks getting in and out of the south entry.

Masson stated that he would like to limit the number of trucks parked in front to three. Beck stated he generally only has three trucks in the front. After discussion, the number of trucks in the front and the maximum number of trucks allowed on site were not specified.

Hill stated that if the Commissioners were inclined to approve the request, they should consider including conditions on parking locations, drive clearance and Fire Department Connection clearance.

Beck asked if the special use permit goes with the business or the property. Bultje stated that it goes with the property.

Motion by Latsch, support by Ketchum, to approve the Alles Tire Special Land Use and Site Plan as it is compliant with Section 1005, Site Plan Review Criteria, Section 902, Special Land Use, and Section 326, General Review Standards of the Zoning Ordinance with the following conditions:

1. The Fire Department Connection will be kept clear to the satisfaction of the Spring Lake Fire Chief;

2. A minimum 20-foot wide drive clearance will be maintained at all points around the site at all times;
3. The areas where U-Haul equipment is allowed will be clearly delineated with paint or signage;
4. The site remains otherwise compliant with all federal, state and local laws; and
5. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.

With a roll call vote, the motion passed unanimously.

F. Master Plan Amendment

Hill stated that the notice period for the amendment has been completed. There was not much response from the neighboring communities, although Ottawa County sent a comment stating that they had no issues with the change.

Hill stated that notices were sent to all the affected property owners. One person had questions, which were addressed.

The public hearing was opened at 8:09pm. There were no comments. Motion by Masson, support by Ketchum, to close the public hearing at 8:10pm. The motion passed unanimously.

Motion by Masson, support by Latsch, to send the Master Plan Amendment as presented to the Township Board for review and final adoption, with the Planning Commission recommending approval.

With a roll call vote, the motion passed unanimously.

G. Planning Commission Meeting Dates for 2017

Motion by Masson, support by Ketchum, to approve the 2017 Planning Commission Meeting Dates as resented. The motion passed unanimously.

H. Commissioner Comments

1. Township Board: No report.
2. ZBA: An authorization for a rear yard setback variance on N. Fruitport Rd. was approved, as the lots are oddly shaped and the variance will not cause a problem. They considered a waterfront determination on Willows Dr., where the request was to move the house toward the lake, but the request was tabled for additional information.
3. Community Development Director: The Township Board is moving toward regulating short term rentals. A draft ordinance will be considered at the December

DRAFT

Board meeting. If the ordinance is adopted it will require some changes to the Zoning Ordinance.

I. Adjournment

Masson moved to adjourn the meeting at 8:26pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission