

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 15, 2017 – REGULAR MEETING**

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

A. Call to Order

Rumpel called the meeting to order at 7:03pm.

B. Approval of Agenda

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

C. Approval of Minutes

Masson made a motion, support by Morgan, to adopt the January 18, 2017 Planning Commission minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Ottawa County Parks and Recreation Update

Aaron Bodbyl-Mast from Ottawa County Parks presented an update on the activities of the Parks Department. He showed plans for the new addition to the North Ottawa Dunes Park.

Earl Dean, 17899 Hiawatha asked about the new road to access the park. Bodbyl-Mast stated that the Township would determine where the road will go, but it is expected to be toward the north end of the additional property.

Bodbyl-Mast stated that the Parks Department is launching the Ottawa County Parks Foundation in April to help fund expansion and development of the parks, as most of the millage money is going toward maintenance. He also presented the Explorer Trail plan, which will link Grand Haven and Grand Rapids with non-motorized trails that include destinations along the trails.

F. Zoning Ordinance Text Amendments Related to Short-Term Rentals

Hill presented the need to adjust the Zoning Ordinance to include definitions and permissible uses related to short-term rentals. Currently short-term rentals are not allowed in any district by the Zoning Ordinance, as Michigan courts have said that short-term rentals are commercial activities. The update will adjust the Zoning Ordinance to meet the requirements of the short-term rental ordinance that was recently adopted by the Township Board.

Commissioners discussed the wording of the draft ordinance and directed Bultje to revise Section 3. Commissioners directed Hill to set the public hearing on the draft Zoning Ordinance for the March Planning Commission meeting.

G. Mixed Use Commercial District – Discussion

Hill discussed the difficulties in applying the setback requirements of the current Mixed Used Commercial District. He would like to adjust the requirements so that some parking could be allowed between the building and the road. He would also like to include architectural standards to ensure the buildings are attractive. Commissioners directed Hill to begin preparing a draft change for discussion at a future meeting.

H. Commissioner Comments

1. Township Board: No report.
2. ZBA: There was a continuing request for allowing a ground-level deck that was built in the waterfront setback to remain. The ZBA denied the request and the deck must be removed from the setback.
3. Community Development Director: Welcome Jerry Rabideau as the new Board representative. Something should be done to recognize the years that Ron Lindquist served on the Planning Commission. Hill was directed to determine how to handle this.

I. Adjournment

Masson moved to adjourn the meeting at 9:03pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission