

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 21, 2018 – REGULAR MEETING**

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

A. Call to Order

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

B. Approval of Agenda

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

C. Approval of Minutes

Morgan made a motion, support by Ketchum, to adopt the January 17, 2018 Planning Commission minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Presentation by Paul Sachs, Ottawa County Planning

Paul Sachs, director of Ottawa County Planning, presented projects that the County is pursuing. He also gave an overview of the three divisions within the County planning department.

F. Preliminary Development Discussion – M104/148th Ave

Pete Lazdins of Progressive AE presented a preliminary plan for a townhome development at the corner of M104 and 148th Ave. They are anticipating 42 townhome units which will be rentals. The units will have two or three bedrooms and will have attached garages. Zoning on the site is MU Commercial, and multi-family housing is included by right in this zoning. A PUD will not be required. They hope to begin construction this summer.

G. Preliminary Development Discussion – Eastbrook Homes, State Rd.

Mick McGraw and Bob Sorensen from Eastbrook Homes, and Kevin Green from Spring Lake Country Club presented a plan to develop condominiums on approximately 39 acres of land that are currently owned by SLCC. The Country Club does not anticipate using the land for operations. The proposed development will include approximately 87 units. There will be two entrances from State Rd.

Hill stated that the land is currently zoned Recreational, as requested by the country club. A change to the Master Plan and a rezoning would be required before this land can be developed. This development would be developed as a PUD.

H. Residential Dwelling Aesthetics – Discussion of Section 322 C 17

Commissioners reviewed the draft ordinance.

The public hearing was opened at 8:35pm. There were no comments. Motion by Masson, support by Ketchum, to close the public hearing at 8:36pm. The motion passed unanimously.

Motion by Ketchum, support by Masson, to recommend approval of the changes to Section 322 C 17 to the Board of Trustees. With a roll call vote, the motion was approved unanimously.

I. R-3 Cottage Residential – Review of setback requirements

Commissioners reviewed the draft ordinance.

The public hearing was opened at 8:40pm. There were no comments. Motion by Masson, support by Ketchum, to close the public hearing at 8:41pm. The motion passed unanimously.

Motion by Latsch, support by Morgan, to recommend approval of the changes to R3 Cottage Residential setbacks to the Board of Trustees. With a roll call vote, the motion was approved unanimously.

J. Wetland Setback Ordinance Discussion

Hill presented the suggested change to the Wetland Setback ordinance. Currently the Zoning Administrator “may” consult with the Township Wetland Consultant about a permit application. The change would be that the Zoning Administrator “shall” consult with the Township Wetland Consultant and the Wetland Review Board. Commissioners discussed how to define the required consultations, and whether minimal departures could be handled administratively. Commissioners directed Hill to have the Township Attorney revise the ordinance language and to bring the revision back to the Planning Commission for further review.

K. Election of Officers

Motion by Latsch, support by Morgan, to maintain the current slate of officers – Rumpel as Chair, Masson as Vice Chair, and Ketchum as Secretary. The motion was approved unanimously.

L. Commissioner Comments

1. Township Board: The Township engineer is working on the preliminary design for the sewer force main under the river. There is interest in keeping the current pipe as a backup if it's feasible.
2. ZBA: No January meeting.
3. Community Development Director: Hemlock wooly adelgid has been found in Ottawa County. The county has a task force to try to contain the infestation. Also, an application for a sea wall for properties on North Shore Estates Road has been received. The ability to provide local input is being investigated.

I. Adjournment

Latsch moved to adjourn the meeting at 9:14pm. Rabideau seconded the motion, which passed unanimously.

Respectfully submitted,

Dennis Masson, Acting Chair
Planning Commission