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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 20, 2018 – REGULAR MEETING**

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

A. Call to Order

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

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 Rumpel, to adopt the May 16, 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. Arcadia PUD – Proposed Amendment

Jake Hogeboom presented the request to amend the PUD. The request is to change the townhouses at the southeast end of the PUD to condos. They are also requesting that the rear yard setback for the row of houses along the boundary with the school (lots 81 to 89) be adjusted to 20 feet to allow for decks. The reason for the request is that the townhouses will be difficult to access. Also, the condos will be shorter and will be a better fit for the neighborhood.

Hill stated that the Community Development Director review addressed the change to condos. He stated that the setback change was new and was not reviewed. Bultje reviewed the published notice and determined that it was possible to consider the additional request, as the notice was sufficient for it to be included.

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Rumpel asked whether drawings for the setbacks were critical to review. Hill stated that the PUD process allows for flexibility. The area behind the PUD includes open areas and parking for the school, and no houses will be built there.

Rabideau asked how high the decks will be. Hogeboom stated that they would be the height of the first floor, up to eight feet off the ground. He stated that the developers would agree to a stipulation that the decks must be open-air decks and not enclosed 4-season rooms. The setback for houses built on the lots would remain at 25 feet.

Tiles asked if the utility stubs were installed for the townhouses. Hogeboom stated they were, and that there were more stubs than necessary. They will adjust the layout of the utilities as necessary. The curbs will need to be adjusted, but no driveways had been installed.

Rabideau asked if landscaping for screening was planned. Hogeboom stated it was, and that it is indicated on the landscape plan.

Hogeboom stated they are planning a connection to the school property between lots 99 and 100. They are working with the school district for permission and location of the path.

Morgan asked about the on-street parking that was being eliminated, and whether that was for overflow parking for the commercial area. Hogeboom stated that the proposed amendment lowers the number of units from 22 to 11, so there will be less need for parking in the area. Also, the condos will have driveways and garages, which were not included for the townhouses.

Tiles asked whether the parking on the west side of Fort Meyers Avenue would be eliminated. Hogeboom stated that the parking is already installed and will not be eliminated. Only the parking on the east side of the road will be eliminated.

Hill stated that the condos show the garages together and a large driveway. The large driveway is a concern. Hogeboom stated that it is the same amount of concrete as there would be if there were separate driveways, and they preferred the layout with the garages together to limit the noise transfer between units. Hill asked if some landscaping could be included to minimize the appearance of the large driveways. Hogeboom stated that a small island in the driveway would be possible.

Hill stated that the PUD amendment goes to the Township Board for final PUD approval. It then comes back to the Planning Commission for final design approval.

Hill asked whether the trees are going to remain along the property line behind lots 81 to 89. Hogeboom stated they will remain.

The public hearing was opened at 7:27pm. There were no comments. Motion by Latsch, support by Rumpel to close the public hearing at 7:28pm. The motion passed unanimously.

Motion by Rumpel, support by Morgan, to recommend Township Board approval of the Arcadia Proposed PUD Amendment dated May 11, 2018, including the PUD Amendment Rendering prepared by Nederveld and dated May 21, 2018; the PUD Amendment Illustrative Rendering dated

May 11, 2018; the PUD Amendment Plan - Site Layout Plan dated May 11, 2018; and the PUD Amendment Plan - Grading & Utilities Plan dated May 11, 2018 (all of these documents collectively referred to as the “Amendment”). The Amendment reduces the density by 11 dwelling units, changes the housing type in the southeast portion of the site plan from townhouses to condominiums, and allows a five-foot setback reduction for decks only for Lots 81 to 89, with the following conditions.

1. Pedestrian access to the Spring Lake Aquatic Center from the sidewalk on Fort Meyers Avenue will be established by the developer if agreed by Spring Lake Public Schools.
2. Green space will be added to the driveways of the four-unit condos described in the Amendment.
3. The applicant shall comply with all written representations to the Township in the Amendment, as well as all verbal representations reflected in these minutes.

With a roll call vote, the motion passed unanimously.

F. Spring Lake Townhomes

1. Rezoning of parcel 70-03-24-100-083 from Light Industrial to Mixed Use Commercial

Hill discussed the rezoning request. The Township owns a 66-foot wide piece of property and has a preliminary agreement with the Spring Lake Townhomes developer to trade this property for a piece of property at the northeast part of the developer’s property. The parcel to be traded is zoned Light Industrial and needs to be rezoned to Mixed Use Commercial to allow townhomes to be built there. The parcel is small and not usable as a stand-alone parcel. The change in zoning will have a minimal impact on the neighborhood.

The public hearing was opened at 7:38pm. There were no comments. Motion by Latsch, support by Tiles, to close the public hearing at 7:39pm. The motion passed unanimously.

Motion by Latsch, support by Rumpel, to recommend that the Township Board approve the rezoning request for parcel 70-03-24-100-083 from Light Industrial to Mixed Use Commercial, based upon the information and the rationale in Hill’s June 13, 2018 memorandum. With a roll call vote, the motion passed unanimously.

2. Site Plan and Private Road Special Land Use at 14840 Cleveland

Pete Lazdins of Progressive AE presented the request for a 42-unit townhome development. A preliminary plan was previously discussed with the Planning Commission. The plan has been updated since the original presentation. The number of townhomes has not changed since the original plan, but the green space has been increased due to the extra six acres acquired from the Township. This allowed the layout to be adjusted to keep green space and trees in the center of the property. There is a planned shared access drive from M104. The use of a shared access drive on 148th Avenue was investigated, but was rejected because of the required road length within the townhome development, and because the shared property is zoned commercial and there were concerns about trucks using the shared drive into this residential development. To address both issues, the curb cut to 148th Avenue

was moved north. The Ottawa County Road Commission has given conceptual approval to the adjusted curb cut. With the east-west interior road moved north, there is a shorter north-south road, allowing for better emergency access. At the north end of the road a turn-around will be added for fire trucks and delivery vehicles.

Morgan stated that most of her questions were answered with the new design that was presented. She asked about screening of back yards when they are along the busy roads. Lazdins stated that they were planning landscaping, but they would review the landscaping and look into adding berms in the areas discussed.

Tiles stated that an onsite playground would be nice because there are no playgrounds in the area. Lazdins stated that they have created a small seating area with green space and an area for dog walking. They will consider adding a playground in that area.

Tiles asked about the location of mailboxes. Lazdins stated that the layout presented is preliminary. When the final layout is submitted next month the mailboxes will be included, as will additional guest parking.

Latsch asked if the retention basin would be wet or dry most of the time. Hill stated that based on the Alles Tire property neighboring this property, the retention basin should be dry about 90% of the time.

Rumpel asked about the driveway connection on the west side of the M104 access drive. Lazdins stated that is an existing drive going to the Alles Tire property.

Rumpel asked if a deceleration lane would be needed on M104, similar to the proposed lane on 148th Ave. Hill stated that Progressive AE has submitted the plans to MDOT for review, and that MDOT will address this issue.

The public hearing was opened at 7:58 pm. There were no comments. Motion by Latsch, support by Tiles, to close the public hearing at 7:59 pm. The motion passed unanimously.

Motion by Rumpel, support by Latsch, to table the site plan and Special Land Use until July to receive all pertinent information. The motion passed unanimously.

G. Solar Regulations

Hill presented the revised solar ordinance. Commissioners discussed the changes that had been made and asked Hill to send the ordinance to a solar installer for review. They also directed Hill to schedule the public hearing on the ordinance at the July meeting.

H. Commissioner Comments

1. Township Board: No report.

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2. ZBA: Considering a request for a large attached garage for a property on Leonard. The first request was tabled, and the applicant will be at the June meeting with a revised request.
3. Community Development Director: Welcome Harry Dyck as the new commissioner.

I. Adjournment

Morgan moved to adjourn the meeting at 8:14 pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

Dave Rumpel, Chairperson
Planning Commission

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