

DRAFT

**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
SEPTEMBER 19, 2018 – REGULAR MEETING**

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

**A. Call to Order**

Rumpel called the meeting to order at 7:04 pm.

As there was not a quorum present, no action could be taken.

**B. Bilz Pools – Site Plan Review for a commercial addition at 15281 Cleveland**

While there was not a quorum present, representatives from Bilz Pools chose to discuss their site plan and get feedback from the commissioners who were present.

Bruce Callen presented the site plan proposal. They are proposing adding a 2400 square foot addition with a breezeway connecting the new building to the existing building. They will close the westerly driveway to M104. Twenty parking spaces will be provided. There will be no encroachment on the wetlands, and the encroachment on the wetland buffer will be reduced by 75 square feet. The stormwater will continue to drain to the wetlands on the property. Because the building face is at the MDOT right of way, landscaping will not be added in front of the building, but trees will be added away from the building as permitted by MDOT.

Morgan asked whether there was sufficient room in the northwest corner to allow for delivery vehicles. Callen stated that all deliveries will be on the east side of the building, and only Bilz Pools trucks will be accessing the rear storage area.

Rumpel asked about removal of a portion of the parking lot. Callen stated that the parking lot will be milled and regraded to improve stormwater flow. It will then be repaved.

Rumpel asked about the design of the spotlights on the back of the building. Callen stated that they will be dark sky compliant.

Rumpel asked about the use of stone on the bottom of the new building to match the existing building. Callen stated that it wasn't proposed. Hill stated that there are no architectural standards in the ordinance that require the addition to match the existing building. Hill further stated that there will be landscaping along the front of the new building facing M104.

No action was taken on the site plan review.

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C. **Adjournment**

Morgan moved to adjourn the meeting at 7:29 pm. Dyck seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chair  
Planning Commission