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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
NOVEMBER 28, 2018 – REGULAR MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Crystal Morgan, David Rumpel, Jerry Rabideau, Russ Tiles  
ABSENT: None  
PARTICIPANTS: Lukas Hill, Township Community Development Director  
Ron Bultje, Township Attorney

**A. Call to Order**

The meeting was moved to Spring Lake District Library, 123 E Exchange due to a scheduling conflict at Barber School. Rumpel called the meeting to order at 7:06 pm.

**B. Approval of Agenda**

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

**C. Approval of Minutes**

Latsch made a motion, support by Morgan, to adopt the Planning Commission October 17, 2018 regular meeting minutes as presented. The motion passed unanimously.

**D. Public Comments**

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

**E. The Villas at Spring Lake Country Club – Preliminary PUD Review, Rezoning and Public Hearing**

Kevin Green, manager of the Spring Lake Country Club, discussed the process for this project. He stated that the country club has about 88 undeveloped acres that they do not anticipate using. A committee was formed and interviewed developers for the undeveloped parcels. Eastbrook Homes was chosen to develop the first section.

Mike McGraw, Eastbrook Homes, stated that Eastbrook Homes is targeting this development at baby boomers and empty nest customers. He compared the parallel plan, which shows the development as a traditional subdivision with single family lots and no open space, to the PUD plan. The PUD has more green space preserved on the boundaries of the development. By being developed as a condominium project, the developers have more control over what happens in the yards. They have

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added pocket parks throughout the development and they have changed from one pond to two ponds near the entrance. Berms are planned along State Road with substantial landscaping included. Pedestrian circulation throughout the development has been addressed.

Mick McGraw, Eastbrook Homes, stated that the connectivity within the development has been adjusted based on previous Commissioner comments.

Ketchum asked what makes this PUD plan better than a standard subdivision. He stated that he preferred that the parks and other amenities be better-designed, such as including pergolas in each pocket park, using something other than plain concrete for the seating areas in the pocket parks, using ADA accessible benches in the pocket parks, and adjusting the path between the ponds to allow for more connection between people and the ponds. Mick McGraw stated that they would like each pocket park to be different, and some would have covers of some sort. He stated they would consider ways to connect people to the ponds, such as including rock outcroppings, but that he preferred not to build a deck there as decks become unsightly with time.

Rabideau asked about phasing of the roads within the development. Mick McGraw stated that the eastern entrance on State Road would be constructed first. The other internal roads would be constructed as lots in the development were sold. Rabideau stated he was concerned that construction would begin but not be completed. Bultje stated that the Township requires assurance that whatever is torn up is finished, but that there is no requirement for the entire infrastructure to be installed at one time.

Rabideau asked if there was sufficient space for snow stacking. Mick McGraw stated that there is more room than in a typical condo development, and there should generally be no problems with snow stacking.

Rabideau asked if the ponds will be landscaped. Mick McGraw stated that they prefer a more formal, neat edge to the pond.

Rabideau stated that he prefers the developers keep as many existing trees as possible, especially along the eastern edge of the development where it is closest to existing homes. Mick McGraw stated that he prefers to preserve as many trees as possible. They are proposing adding additional pine trees to the eastern side of the development to screen the neighborhood. They will consider the view from neighboring properties, and if there is an invitation from a neighbor they will view the development from the neighboring property and place trees for screening.

Tiles asked if the grading for Phase 2 was being done with soil removed from the ponds, and if that meant the road for Phase 2 would go in with Phase 1. Mick McGraw stated that the soil was being used from the ponds, but that they would seed the area until they build the road for Phase 2.

Hill noted that the rezoning request from the country club included this property as well as additional country club property that is not currently being considered for development. The request is to rezone the parcels from Recreation to R2 to allow for potential development. The public hearing covers both the PUD and the rezoning.

The public hearing was opened at 7:50pm.

Jay Bowers, 15077 State Rd, stated that he preferred to only rezone the parcels included in the PUD at this time, and possibly rezone the other portion later. He also asked about the timing for the development. Rumpel stated that it is expected to take four years to complete the construction. Mick McGraw stated that the plan was to begin construction as soon as possible for Phase 1, with a goal of having Phase 1 paved by the end of the first season. Construction of houses will begin as soon as allowed by the Township.

Gail Carlson, 15101 State Rd, asked if there would be any changes to State Road. Rumpel stated that there will be a left turn lane installed. Mike McGraw stated that there will also be tapers at each entrance. The road will be designed based on the Ottawa County Road Commission requirements, and all the State Road improvements will be completed at one time.

Motion by Ketchum, support by Latsch, to close the public hearing at 7:59pm. The motion passed unanimously.

Motion by Latsch, support by Ketchum, to recommend to the Township Board of Trustees that the rezoning request be approved as it meets the criteria in Section 109 B 7 a through i, as the property in question has available infrastructure, is consistent with the Master Plan, and is consistent with the area. A roll call vote was taken and the motion passed unanimously.

Ketchum stated that he would like the developer to work with Hill to score the Sustainable Community Assessment, so that the scores from the developer and Township are closer. He stated that a natural features inventory would be of interest. Mike McGraw stated that a wetland delineation has been completed and he would work with Hill to see what else would be required.

Commissioners reviewed the Community Development Director's report. Several items need to be addressed, including construction of a second entrance before 30 homes are built to meet fire code requirement and definition of buildable areas throughout the development.

Motion by Latsch, support by Morgan, to direct Bultje to prepare a resolution of approval for review at the December 19, 2018 Planning Commission meeting. The motion passed unanimously.

#### **F. Architectural Standards - Discussion**

Motion by Rumpel, support by Ketchum, to table this discussion to a future meeting. The motion passed unanimously.

#### **G. Commissioner Comments**

1. Township Board: The Corridor Improvement Authority is moving forward.
2. ZBA: The ZBA granted a variance for a large detached garage, with the condition that the parcel cannot be split without removing the garage.
3. Community Development Director: A parcel on 174<sup>th</sup> Ave is being split and each parcel will be developed with a duplex.

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**H. Adjournment**

Ketchum moved to adjourn the meeting at 8:27pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission