

**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
JANUARY 16, 2019 – REGULAR MEETING**

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

**A. Call to Order**

A meeting of the Spring Lake Township Planning Commission was held at Barber School, 102 W Exchange St, Spring Lake MI 49456.

Rumpel called the meeting to order at 7:00 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 December 19, 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. Golden Road Properties, LLC – Conditional Rezoning Request at 19033 174<sup>th</sup> Ave**

James Rosloniec, attorney, and Jim Fairbanks, owner, presented the request for a conditional rezoning from R4 – High Density Residential to LI – Light Industrial for property at 19033 174<sup>th</sup> Ave. The current use of the property is a machine shop, which has been in business since 1965. The current zoning is inhibiting the owner’s ability to get financing for business operations. The east side of 174<sup>th</sup> Ave is zoned industrial. There are industrial uses about half a mile north of the property. Immediately north and west of the property there are residential uses.

The applicant is proposing conditions for the rezoning request:

1. Business operations on the property will not include a third shift of operations, being 10pm to 5am, other than customary office work.

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2. Any change in the use of the property would require prior approval of the Planning Commission.
3. Any additional improvements to the property would require the approval of the Planning Commission.
4. If there is a use change to an LI-permitted use, the use cannot increase the noise, vibrations or fumes from the current levels.

A letter from Lawrence Marcinak, 18997 174<sup>th</sup> Ave was read. Marcinak is the former owner of the property and is in full support of the rezoning.

Ketchum stated that he was concerned that 5am is early for a shift to start. Rosloniec stated that the current shift starts later, and that the time could possibly be modified.

Ketchum asked if there were plans to sell the business. Fairbanks stated that there are no plans to sell.

Rumpel asked about current plans to expand. Fairbanks stated that they have added equipment in a former storage area. They are planning to expand the building in the future.

Ketchum asked about the noise from the presses. Fairbanks stated that all machinery is inside, and that the radio is usually the loudest item.

Latsch indicated he was concerned about losing high-density housing areas, especially for the future.

The public hearing was opened at 7:23pm. There were no comments. Motion by Latsch, support by Ketchum, to close the public hearing at 7:24pm. The motion passed unanimously.

Bultje noted that the letter received from the applicant offered only three conditions, not the four discussed. The letter would need to be amended to include the additional condition if the applicant chose to do that. Also, the final determination of the conditional rezoning will be made by the Township Board, and Bultje will draft a contract for their consideration.

Rosloniec stated that the applicant found it reasonable to take the Commissioner comments under consideration and to adjust the offered conditions.

Motion by Latsch, support by Ketchum to table this item. The motion passed unanimously.

#### **F. The Villas at Spring Lake Country Club – Preliminary PUD Review**

Mick McGraw and Mike McGraw, Eastbrook Homes, stated they had received the draft Resolution and Report from Hill. They made a few edits after discussion with Hill and Bultje. The major edit was to remove references to site condominiums, as this is a conventional condominium development.

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Commissioners discussed the edits suggested by the applicant, and found most to be acceptable. They agreed that a project completion of ten years from the start of construction is acceptable. Mick McGraw agreed to construct all sidewalks in each phase within five years of the start of construction of each phase.

Ketchum stated that he was concerned about the proximity of the build-to line to the ponds. Mick McGraw stated that they will agree to a minimum 20-foot setback from the pond for any structure. They will also make sure to consider the impact on views as the houses are built around the ponds.

Hill stated that the PUD is designed with a build-to line, rather than individual lots. The development will not look exactly like the plan which has been presented.

Morgan asked about a sidewalk connection to future development to the west. Mick McGraw stated that there will be a sidewalk on the north side of Unit 46.

Motion by Rumpel, support by Ketchum, to adopt the Resolution and Report, draft date January 10, 2019, with the addition of a sidewalk on the north side of Unit 46, a setback of 20 feet from the pond to any structure, and revisions as requested by the developer as discussed.

With a roll call vote, the motion passed unanimously.

### **G. Marihuana and Accessory Building Escrow Related Text Amendments**

Hill presented the two text amendments under consideration. The prohibition of recreational marihuana establishments has been approved by the Township Board, and they requested an update to the Zoning Ordinance to reflect that. The Accessory Buildings Escrow for accessory buildings temporarily without a principal Building has been an administrative policy. This text amendment moves it from policy to ordinance.

The public hearing was opened at 8:25pm.

Jill Jeltema, 18811 Sioux Dr, stated that she is the co-owner of a building on 174<sup>th</sup> Ave which has a head shop. The business has been there for ten years without a problem. She is concerned about the impact of this ordinance on the business.

Dan Wright, 19088 174<sup>th</sup> Ave, stated that he is the owner of Simply Wright. He opposes the ordinance.

Motion by Ketchum, support by Rumpel, to close the public hearing at 8:37pm. The motion passed unanimously.

Motion by Latsch, support by Dyck, to recommend approval of both the marihuana establishments zoning text amendment and the accessory building escrow zoning text amendment to the Township Board. A roll call vote was taken, with Ketchum dissenting. The motion was approved.

**H. Architectural Standards - Discussion**

Commissioners reviewed the draft regulations provided. Hill stated he will begin community engagement on the standards.

**I. Future Items**

1. Hill will develop a draft ordinance for landscaping standards.
2. Commissioners reviewed a draft PUD open space standards ordinance. Hill will make revisions and discuss the draft with the Township Board.

**I. Commissioner Comments**

1. Township Board: No report.
2. ZBA: No report.
3. Community Development Director: Hill stated there is a request for sand removal from a property off 144<sup>th</sup> Ave which is zoned RR. There is new development in the Village. Barret's Boat Works is expanding, and the owners of the Holiday Inn are considering construction of an extended-stay hotel on the property.

**H. Adjournment**

Ketchum moved to adjourn the meeting at 9:11pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission