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

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Crystal Morgan, David Rumpel, Jerry Rabideau  
ABSENT: Russ Tiles  
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 7:01 pm.

**B. Approval of Agenda**

Ketchum 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 Morgan, to adopt the Planning Commission November 28, 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**

Mick McGraw and Mike McGraw, Eastbrook Homes, addressed items in the Community Development Director’s review memo. There were 11 items to be addressed.

Mick McGraw indicated that Eastbrook Homes is in agreement with the Township on nine of the items. Eastbrook Homes will provide a site plan clearly identifying permanent tree preservation areas. They state that providing desirable housing in the Township is important, and that they will undertake approximately \$35 million in construction costs, providing additional jobs in the Township. They have adjusted sheet C-205 to include the missing setback line. They have shown on a site plan that each site will have at least a 6000 square foot building envelope. A separate landscaping plan and

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details of pond management will be provided with the final PUD submission. Eastbrook Homes will work with the fire department to provide two points of ingress/egress prior to starting Phase 2. The Sustainable Community Assessment was reevaluated by Eastbrook Homes and the recalculated score was 74, or 48% of available points. The updated SCA provided more information on how it was scored. More detail on the storm water low impact design features will be provided with the final PUD submission.

The open space “progress plan” was explained. The amount of open space was determined by finding the largest building envelope each unit could occupy and assuming that the building envelope was completely filled. Open space using this calculation method was determined to be 35%. Mick McGraw stated that they do not expect each unit to occupy the entire building envelope, so there will be more open space. A maximum building depth line has also been determined, and units will not be built past this line. The open space progress plan will allow Eastbrook Homes to keep track of setbacks and the separation between units while allowing purchasers to customize their homes.

There were two items on the review that Eastbrook Homes did not agree with. Mick McGraw stated that they will not leave room for an access road to Cross Lane. They will provide an easement for the water main and will provide a sidewalk to Cross Lane. Mick McGraw stated that they have included a sidewalk on State Road, increased connectedness to the ponds and have added four pocket parks. They are proposing to include a 6-foot wide sidewalk on one side of the road, which they believe is sufficient to meet the intent of the Township ordinance. Mick McGraw stated that some purchasers do not want a sidewalk in front of the house, and having the sidewalk on only one side offers that option. Also, the wider path makes walking side by side easier. Mike McGraw stated that a normal sidewalk is 5 feet wide, but that the extra foot makes the path function better.

The ponds will have a sand strip between the water and any grass to keep the grass clippings out of the pond. This will be illustrated on the final landscape plan.

Mike McGraw stated that if there is an expansion of the neighborhood to the west on the remaining Spring Lake Country Club land there will be another entrance off State Road. This development is designed so that the road will connect to any new section. Easements are included in the purchase contract so the connection can take place even if Eastbrook Homes is not the developer for the expansion.

Jay Bowers, 15077 State Rd, was allowed to make a public comment. He stated that he likes the sidewalk plan as presented. He also expressed concern about rezoning both country club parcels at this time. Bultje stated that the rezoning was approved by the Board of Trustees at their December 10 meeting.

Ketchum asked if the buffer would be around the entirety of the ponds. Mick McGraw stated that it would.

Rabideau asked what materials would be used for the common areas benches and other structures. Mick McGraw stated that they will be high-quality long-lasting materials. He stated that two of the pocket parks will have a permanent covering of some type. The others may or may not have coverings.

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Commissioners discussed the proposed sidewalk plan. Hill stated that the consensus appeared to be that the sidewalk on one side of the road was acceptable to Commissioners, so no changes will be required at this point.

Hill stated that he is concerned about building envelopes and crowding around the pond. Mick McGraw stated that the line shown on the plan is a hard limit, and that there must be 16 feet of separation between units which limits how close to the pond the units can be placed.

Hill stated that he suggests retaining a 66-foot access easement between lots 67 and 68 for possible future use to connect to Cross Lane. Mick McGraw stated that the plans will be redrawn to include a 30-foot easement but that there is not room for a 66-foot easement, and Eastbrook Homes has no intention of providing a 66-foot easement.

Hill stated he is concerned about the build-to line being too close to the permanent tree buffer. Mick McGraw stated that they will include a 10-foot setback from the tree buffer to any structure on units 32 to 39 and units 65 to 88.

Commissioners directed Bultje to prepare a resolution of approval for review at the January 16, 2019 Planning Commission meeting.

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

Commissioners reviewed the draft regulations provided. They directed Hill to continue to develop the draft and bring it for review at a future meeting.

#### **G. Marijuana Related Text Amendment**

The Board of Trustees has approved a general law ordinance regulating recreational marijuana establishments. The Zoning Ordinance needs to be updated to include these regulations. Commissioners reviewed the draft ordinance and directed Hill to schedule a public hearing at the January 16, 2019 Planning Commission meeting.

#### **H. Future Items**

Hill updated Commissioners on other items being developed for inclusion in the Zoning Ordinance. These include additional landscaping standards and a policy on accessory buildings on lots which temporarily do not have a principal building.

#### **I. Commissioner Comments**

1. Township Board: The Corridor Improvement Authority is moving forward. The Township is purchasing the property which includes Cleveland Auto. The intent is to

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use that property as part of the changes to the M104/148<sup>th</sup> Ave intersection that the Township is considering.

2. ZBA: The ZBA granted front yard variances for a house with three front yards.
3. Community Development Director: Hill stated he is working with the Township's finance office to develop ways to evaluate the fiscal impact of new developments. He is also interested in exploring whether the Township should regulate the tree canopy as part of a site plan review.

#### **H. Adjournment**

Rabideau moved to adjourn the meeting at 9:18pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission