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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
APRIL 17, 2019 – REGULAR MEETING**

PRESENT: Harry Dyck, Greg Latsch, Jack Ketchum, Jerry Rabideau, David Rumpel, Russ Tiles  
ABSENT: Crystal Morgan  
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 Ketchum, to adopt the Planning Commission March 20, 2019 regular meeting minutes as presented. The motion passed unanimously.

**D. Public Comments**

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

**E. Tight Line Properties – Site Plan Review – 14851 Michael Lane**

Scott Carmichael, from Seal Bond and from Tight Line Properties, the real estate company, presented the request for a site plan review for a building and parking lot expansion. The company purchased additional property west of their original parcel. The business is growing and they want to expand into the new property. The plan is to have truck traffic enter along 150<sup>th</sup> Ave. to a drive along the north property line, which will keep the trucks out of the employee parking area. After an addition to the west of the existing building, the existing truck well will be moved to the addition and trucks will be kept out of the employee parking area by rerouting truck traffic to the south of the parking lot. A second phase will add additional building space to the west of the first phase addition. Pavement will be included around the entire building for emergency access after the Phase 2 addition.

Zachary Miller, engineer with Seal Bond, stated that the only available room for expansion is to the west, as there are no vacant properties around Seal Bond. As part of their planning for an expansion, a wetland delineation was conducted. There were four areas of wetland found in the 2018 delineation. The three small wetlands on the north side of the property are only regulated by Spring Lake Township. The expansion will not affect the large wetland on the south side of the property. The expansion plan was adjusted to minimize impact to the wetlands. The company met with the Wetland Review Board, which has issued wetland and wetland setback permits, with conditions that the company must meet. The wetland buffer for the wetland on the south side of the property will be used to construct a retention basin. The retention basin will be seeded with a prairie mix and additional trees will be planted to replace those that must be removed.

Wade VandenBosch, project engineer with Westshore Consulting, explained the site plan. Stormwater runoff will be to the southwest. Water and sewer will be extended from 150<sup>th</sup> Ave to the Phase 2 building. Outdoor storage is planned, and it will be screened by preserving trees on the north and west property lines. The property to the south is wetland and will not be developed. As part of the Phase 1 expansion, the trash compactor will be moved to the new truck bay.

Ketchum asked about noise from the trash compactor. Miller stated that it is not loud, and is not audible outside the building.

Ketchum asked about looping of the water service. VandenBosch stated they will work with the Township DPW and engineer to get an understanding of the looping plan and the timing of the installation. A meeting with the Township is planned to discuss this issue.

Ketchum asked if the Ottawa County Water Resources Commissioner has approved the retention basin. VandenBosch stated that the plans have been submitted but no response has been received.

Hill stated that the applicant has received wetland and wetland setback permits. These permits will require planting around the retention basin. The plan has been submitted by the company's consultant, but is still being reviewed.

Rumpel asked when the trees behind the existing building were removed. Miller stated they removed autumn olive shrubs and existing tree stumps in October 2018 to improve truck access and snow storage.

Rumpel asked about snow storage after the expansion. Miller stated the snow from the truck drive at the north will be pushed to the west edge of the property. The rest of the snow will be pushed into the retention basin.

Carmichael stated that no trees will be removed in Phase 1. Some trees will need to be removed for Phase 2.

Ketchum asked for a summary of the findings of the Wetland Review Board. Hill stated that the company worked around the large wetland to the south. The smaller wetlands to the north were of

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lower quality. In return for impacting these smaller wetland areas, the company will seed the retention basin with a prairie seed mix and will add trees to the edges of the basin.

Commissioners reviewed the applicable sections of the Zoning Ordinance.

Motion by Rumpel, support by Tiles, to approve the Tight Line Properties, LLC, site plan with the revision date of 2-26-19 as it is in compliance with the following Township requirements and standards:

Section 326, General Review Standards

Section 357, Wetland Setback

Article 6, Landscaping

Article 7, Parking

Article 10, Site Plan Review

Article 12, Access Management Regulations

Article 13, Sustainable Community Assessment

Chapter 14, Article 5, Wetland Protection

The following conditions of approval shall be added:

1. Outdoor storage areas shall be screened from the adjacent property as described, by retaining existing trees on the north and west sides of the property.
2. The applicant shall comply with the requirements of the Wetland Setback and Wetland Permit.
3. Approval from the Ottawa County Water Resources Commissioner must be obtained prior to construction. A storm water maintenance agreement is required.
4. Placement of fire hydrants and water and sewer lines shall be approved by the Spring Lake Township DPW/Engineer/Fire Chief.
5. The applicant shall comply with all written representations to the Township, and all verbal representations as reflected in these minutes.
6. The applicant shall comply with all local, state and federal laws.

A roll call vote was taken. The motion passed unanimously.

**F. Arcadia PUD – Lot Coverage on Lots 81-88, 62 and 64**

Jake Hogeboom presented the request to increase the lot coverage for specific lots. There are three properties already constructed that are over the underlying requirement of 30% lot coverage. With the previous approvals for lot size and reduced setbacks, the developer believed that the lot coverage was approved.

Hill stated that the lots are approximately 6000 square feet, which is half of the minimum required. The small lot sizes were approved as part of the PUD process. In 2018 the PUD was amended to allow for reduced setbacks on specific lots, including these lots.

Rabideau asked about reducing the number of lots and increasing the size of the remaining lots. Rick Pulaski from Nederveld, stated that these lots were designed to be dense and make a compact neighborhood. Removing a lot and spreading the houses out would defeat that purpose.

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Motion by Ketchum, support by Rumpel, to confirm that through the PUD Amendment of 2018, the Planning Commission approved increased lot coverage of 40% for Lots 81 through 88, 62 and 64.

A roll call vote was taken. The motion passed unanimously.

**G. Judd Chaille – Preliminary Discussion of Conditional Rezoning**

Judd Chaille presented a preliminary request for a conditional rezoning to allow for a cell tower at 18836 148<sup>th</sup> Ave.

**H. Landscaping Standards**

Hill presented additional ideas related to improving the Township's landscaping standards.

**I. Commissioner Comments**

1. Township Board: The bus tour of the Township taken by members of the Board, Planning Commission and ZBA was helpful.
2. ZBA: Two requests were approved. An accessory building authorization was approved, and a variance to retain a portion of a non-conforming home was approved.
3. Community Development Director: No report.

**J. Adjournment**

Rumpel moved to adjourn the meeting at 8:56pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission