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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 20, 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

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

Ketchum made a motion, support by Latsch, to approve the agenda with the deletion of E, Capital Improvements Plan. The motion passed unanimously.

C. Approval of Minutes

Latsch made a motion, support by Ketchum, to adopt the Planning Commission October 16, 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. Capital Improvements Plan - Deleted

F. The Villas at Spring Lake Country Club

1. Open Space Map Review

The developer provided the requested open space map.

2. State Road Discussion

Commissioners discussed the changes that the Road Commission required on State Road. There is some feeling that the number of lanes and loss of tree canopy in the area of the Villas changes the feel of the road.

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G. Zoning Ordinance Amendments

1. Landscaping Standards
2. Architectural Standards

Commissioners reviewed the draft ordinance that covers both landscaping standards and architectural standards.

Motion by Latsch, support by Rumpel, to recommend approval of the ordinance to the Board of Trustees. A roll call vote was taken. The motion was approved unanimously.

3. PUD Open Space Requirements
4. Tree Removal Standards
5. Sustainable Community Assessment (SCA)

These ordinance amendments are still pending review.

H. Consideration of 2020 Meeting Dates

Motion by Ketchum, support by Tiles, to approve the 2020 meeting dates as presented. The motion was approved unanimously.

I. Commissioner Comments

1. Township Board: There was a public hearing on a no-wake zone on part of the river. The Board did not move forward with the request. The agreements for the Villas at Spring Lake Country Club were approved. A resolution to clarify lots on Dogwood Drive near Wildwood Springs was approved.
2. ZBA: Three requests were considered. An accessory building authorization was approved. A lot split for lots not meeting the width requirement was denied. An accessory building on a lot without a primary residence was approved with the requirement that a lot split agreement be recorded.
3. Community Development Director: The Spring Lake Townhomes development is moving forward. The Recreation Plan update is in the final review stages.

J. Adjournment

Latsch moved to adjourn the meeting at 8:41pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission