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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 21, 2015 – REGULAR MEETING**

PRESENT: Jack Ketchum, Greg Latsch, Ron Lindquist, Dennis Masson, David Rumpel, Russ Tiles, Amy VanDyke.

ABSENT: None.

PARTICIPANTS: Lukas Hill, Township Community Development Director

A. Call to Order

Rumpel called the meeting to order at 7:00 p.m.

B. Approval of Agenda

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

C. Approval of Minutes

Lindquist made a motion, support by Ketchum, to adopt the December 17, 2014 Planning Commission meeting minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Keeping of Chickens – Public Hearing

Hill presented a memo and draft Zoning Ordinance Text amendments on the keeping of chickens (hens) via an administrative approval process. Both Section 303 and Section 925 of the Zoning Ordinance require modification. Commissioners reviewed the proposed amendment. They modified section C.6 to clarify that a chicken coop does not count against the number of allowable accessory buildings. The public hearing was opened at 7:12pm. Motion by Masson, support by Tiles, to close the public hearing at 7:13pm. The motion passed unanimously. No public comments were offered. Motion by Masson, support by Ketchum, to propose to the Board of Trustees adoption of the Zoning Ordinance Text amendments as modified. The motion passed unanimously.

F. Large Scale Developments – Public Hearing

Hill presented a memo on a new general provision that would require all large scale residential developments with more than eight lots to be reviewed as a Planned Unit Development. This will allow the Township more control over aspects of the development than either the subdivision or site condominium standards. Commissioners discussed the language presented. Concerns of the

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commissioners included how to handle lots in RR zoning, requirements for the PUD to have water and sewer connections and whether eight lots is the right number for this requirement. The public hearing was opened at 8pm. Motion by Masson, support by Lindquist, to close the public hearing at 8:01pm. The motion passed unanimously. No public comments were offered. Motion by Lindquist, support by Ketchum, to table this issue for further input from staff. The motion passed unanimously.

G. Master Plan Update

Hill presented the final Master Plan Update document, incorporating all items from previous discussions and formatting the document in final form. Commissioners discussed the language as presented. Motion by Lindquist, support by Latsch, to send the proposed Master Plan changes and updates to the Board of Trustees and to recommend that the Board approve the changes and updates. With a roll call vote, the motion passed unanimously.

H. Commissioner Comments

1. Township Board: Discussion with the Village for the sharing of Village Hall continues. Drawings for the new fire station are being prepared for review by the Village Planning Commission. The Township has closed on the property on Little Black Lake, and is working with Norton Shores on the development of a park on the combined properties.
2. Zoning Board of Appeals: No meeting.
3. Community Development Director: No report.

L. Adjournment

Rumpel moved to adjourn the meeting at 8:40pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission