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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
DECEMBER 16, 2015 – REGULAR MEETING**

PRESENT: Jack Ketchum, Greg Latsch, Ron Lindquist, Dennis Masson, Crystal Morgan,  
David Rumpel, Russ Tiles.  
ABSENT: None.  
PARTICIPANTS: Lukas Hill, Township Community Development Director  
Ron Bultje, Township Attorney

**A. Call to Order**

Rumpel called the meeting to order at 7:00pm.

**B. Approval of Agenda**

Masson made a motion, support by Ketchum, to approve the agenda with items E and F switched. The motion passed unanimously.

**C. Approval of Minutes**

Lindquist made a motion, support by Masson, to adopt the November 18, 2015 Planning Commission meeting minutes as presented. The motion passed unanimously.

**D. Public Comments**

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

**F. Straight Line Design, LLC**

Randy Ruter of Straight Line Design, LLC, presented his request for the expansion of a non-conforming use at 18055 174<sup>th</sup> Ave. He stated that he currently has his business in the VanWagoner Center office park but has outgrown the space. He has a contract on the Bomer's Cleaners building and wants to make some modifications to the building. He has removed his request for a loading dock.

David TenCate, real estate agent, assisted with the presentation. He clarified that they were not requesting an expansion, and they do not believe they have additional truck traffic over what Bomer's Cleaners had. TenCate handed the Commissioners an email received from Hill stating that a special land use request would not be necessary to move this business into the building, and based on that email they waived the municipal approval contingency for the purchase of the building.

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TenCate presented two letters from the current building owner and a long-time employee of Bomer's Cleaners stating that semi-truck traffic has existed on this site.

Masson stated that his concern is not the backing of trucks, but the location of the driveway close to the VanWagoner intersection.

Ruter stated that currently there are two semi-truck deliveries per week. The trucks are not full, and business could triple before additional trucks are required. One of the trucks generally arrives overnight.

TenCate stated that the building was built as a warehouse, and that this business is a good use. The semi-truck traffic is not as much of a problem as feared. Also, they relied on the email from Hill and contracted to purchase the building.

Masson asked if Ruter would agree to a condition of one daytime semi-truck delivery per week. Ruter stated that he is not able to control truck times, but would agree to a limit of three per week.

Lindquist asked why the application removed the loading dock. Ruter stated he didn't want any hold up for approval so he removed the request. He will unload with a fork truck. He may come to the Planning Commission in the future to request the loading dock.

Ketchum asked how many deliveries were received per week. Ruter stated that FedEx and UPS deliver every day. There is usually one additional box truck per day, and two to three semi-truck deliveries per week.

Ketchum stated that this business is a good use for the building. He asked what the purview of the Planning Commission is on this request without the loading dock. Hill stated that it is a change in use, and that he was not aware of the loading dock addition or the semi-truck traffic when he sent his original email. Bultje stated that per Section 335d, the language in the ordinance requires a special use grant to change a nonconforming use. The effect on the neighborhood is included in the review of the change in use.

Latsch stated that it seems to be a safety issue, and wondered if there were other ways to improve the safety of drivers in the area.

Rumpel stated that there have been trucks in the area for 20 years, and the sheriff's department has no concerns.

Lindquist inquired about opening a public hearing. Bultje stated that the public hearing was held last month, and no new hearing was advertised, so there was no requirement to open a hearing.

Motion by Lindquist, support by Rumpel, to approve the request by Straight Line Design, LLC to change the existing nonconforming use of at 18055 174<sup>th</sup> Ave to a kitchen, bath, and flooring facility, as the request is compliant with Sections 933, 902 and 326 of the Zoning Ordinance, with the following conditions:

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1. The applicant complies with all verbal and written representations.
2. The applicant complies with all applicable federal, state and local building and zoning codes.

A roll call vote was held. With Masson as the dissenting vote, the motion was approved.

**E. Lisa Uganski – Ottawa County Food Policy Council Presentation**

Lisa Uganski, RD, presented an overview of the Ottawa County Food Policy Council activities. She reviewed the action plan from the past three years, and presented the direction the Council will take in the next three years.

**G. Planning for the Future - Discussion**

Hill discussed planning for the future. He would like to hold more regular discussions of the direction the Township should take with planning. He stated that Commissioners should think about zoning in the past and how we got to what we have, and how to improve it going forward. He presented an overview of the Strong Towns movement, which seeks to support a model of development that allows America's cities, towns and neighborhoods to become financially strong and resilient.

**H. Commissioner Comments**

1. Township Board: The site has been cleared for the new fire station, which is projected to be completed by October. The Board of Trustees discussed master planning and contract zoning. Lindquist suggested to both the Board of Trustees and the Planning Commission that joint meetings should be held to discuss items so everyone is working toward the same goals.
2. Zoning Board of Appeals: The Dyke request for a variance for a privacy fence in a front yard on a lot with two front yards and two side yards was denied.
3. Community Development Director: The Spring Ridge subdivision request has been resubmitted as a PUD and will be on the January agenda.

**H. Adjournment**

Masson moved to adjourn the meeting at 8:47pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary

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Planning Commission