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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 15, 2015 – REGULAR MEETING**

PRESENT: Greg Latsch, Ron Lindquist, Dennis Masson, Crystal Morgan, David Rumpel,
Russ Tiles.

ABSENT: Jack Ketchum.

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

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

C. Approval of Minutes

Tiles made a motion, support by Masson, to adopt the March 18, 2015 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. St. Matthews Church Expansion - Public Hearing Required

John Hughes, contractor for St. Matthews Church, presented their plans. They are planning to upgrade and modernize the church, as well as expand the sanctuary and create a new entrance. The parking lot will also be expanded. The existing bell tower will be removed due to structural deficiencies.

Masson asked that the narrative be updated to include the bell tower removal.

Morgan asked what the gray material indicated on the plans was. Hughes stated it was real stone that would be used on all sides of the structure.

Masson asked what the start date and schedule were. Hughes indicated they were ready to start as soon as they had all approvals, and it would take about 120 days to finish.

Lindquist asked about the number of light poles and whether the relocated light pole would be night sky friendly. Hughes stated all light poles would be replaced so they match the new light poles, and all are night sky friendly and use LED lights for energy savings.

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Rumpel asked about noise from the playground and whether it would affect the neighbors. Michael Goers, pastor for St. Matthews, stated the closest neighbors have indicated they are fine with the noise, and the rest of the neighbors are much further away.

Masson asked about trees indicated on the plan, and whether they were new trees. He also asked whether the large pine tree near the new playground was going to stay. Goers stated the trees on the plan are existing trees, and they are not removing any trees for this project. The large pine tree will stay, but may be trimmed.

Masson asked where the construction zone would be located. Hughes stated it would be on the back side of the parking lot, where the expansion will go. The parking lot paving will be the last part of the project finished.

Lindquist asked if the dumpster was going to be fenced. Hughes said it wasn't planned, but it could be if required. Hill stated it has to be screened if it is visible from the street or neighboring houses.

Masson asked if there were enough handicapped parking spaces. Hughes stated that they meet the requirements.

Lindquist asked about adding directional arrows to the parking lot. Hughes stated the lanes were wide enough for two-way travel, but they would add directional arrows to facilitate traffic flow.

Tiles asked if they were moving the playground first, and if the day care will still operate during construction. Goers stated they would move the playground and the teachers were prepared to make adjustments. Hughes stated they would use safety fences around the construction area.

The public hearing was opened at 7:15pm.

Dann and Joyce Yonker, 15372 Pruin, which is north of the church, wanted to review the site plan to see how far the parking lot was going to be expanded. They also asked about future development plans for the large open area of the property. They stated that they have no problem with the expansion and are glad the church is growing. Goers stated there were no current plans to do anything with the open land.

Motion by Masson, support by Latsch, to close the public hearing at 7:22pm. The motion passed unanimously.

Hill reviewed the criteria for a Site Plan Review and the Special Land Use Standards. He stated that Section 937 includes criteria concerning traffic flows. He does not feel that a full traffic study is required, since the addition isn't that large.

Lindquist asked about the landscaping for the island near the new entrance. Hughes indicated it would be landscaped, but the final design has not been determined.

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Motion by Masson, support by Latsch, to approve the site plan dated April 6, 2015, that being sheet ST-1, and Special Land Use for a new building addition and parking lot expansion as it is compliant with Sections 902, 937 and 1003, with the following conditions:

1. Add three deciduous trees adjacent to the parking lot.
2. All new lighting is pre-approved by Township staff prior to installation and existing lighting retrofitted to be night sky compliant.
3. The site remains otherwise compliant with all federal, state and local laws.
4. The applicant complies with all written and verbal representations.
5. The dumpster will be enclosed.
6. The island near the new entrance will be planted with vegetation.
7. The Community Development Director will determine the construction zone as part of the permit process.
8. All handicapped parking spaces will have signs, and the parking lot will have directional arrows painted on the surface.
9. Removal of the bell tower will be included in the narrative.

With a roll call vote, the motion passed unanimously.

F. Fence Materials- Review of Draft Text Amendment

Hill indicated some fences in the Township are non-typical and not in good shape. The proposed addition to the Fence requirement in the Zoning Ordinance, Section 324, would give the Township the ability to enforce a materials requirement, and would extend the maintenance requirement for fences that are in bad shape. The proposed addition to Section 324 states

All fences shall be constructed of typical or common fence materials including solid wood, rigid vinyl, wrought iron or chain link. Fencing on a lot shall be of typical fence design and shall be maintained and kept in a state of good repair.

Motion by Masson, support by Rumpel, to approve the language for the addition to Section 324, and to direct Hill to set a public hearing for the change to the Zoning Ordinance. The motion passed unanimously.

G. Private Roads and Public Roads – Review Draft Text Amendment

Hill presented a draft Text Amendment for Section 342 – Public Roads. The Commissioners discussed the proposed changes, and whether they were necessary. Commissioners directed Hill to investigate further and bring this item back at a future meeting.

H. Tree Ordinance – Discussion

It may be possible to do more to preserve trees in the Township, and the Township's intent should be determined. It may be that the current ordinance needs to be strengthened. Commissioners discussed the current ordinance and compared it to ordinances from other communities. Commissioners directed Hill to investigate further and bring this item back at a future meeting.

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J. Commissioner Comments

1. Township Board: Discussion with the Village for the sharing of Village Hall continues. Drawings for the new fire station are being presented to the Village Planning Commission at their April meeting.
2. Zoning Board of Appeals: Meeting scheduled for April 23 to consider a waterfront setback determination, which was tabled last month.
3. Community Development Director: The PUD requirement approved by the Planning Commission had a preliminary review by the Township Board. It will probably be on the May agenda.

L. Adjournment

Masson moved to adjourn the meeting at 8:44pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chairperson
Planning Commission