

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 19, 2015 – REGULAR MEETING**

PRESENT: Jack Ketchum, Dennis Masson, Crystal Morgan, David Rumpel, Russ Tiles.

ABSENT: Greg Latsch, Ron Lindquist.

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 Masson, to approve the agenda with the deletion of items F and G. The motion passed unanimously.

C. Approval of Minutes

Masson made a motion, support by Ketchum, to adopt the July 15, 2015 Planning Commission meeting minutes as amended. The motion passed unanimously.

D. Public Comments

Public comment was opened at 7:02pm and closed at 7:03pm. No comments were offered.

E. Zoning Map Amendment – SW Quarter of Section 5

After reviewing the file, Hill stated that he was not confident that all property owners had been notified of the proposed rezoning. The public hearing was re-noticed, and all property owners were notified.

Ketchum asked about the advantages and disadvantages to property owners if the property is rezoned. Hill stated that agricultural uses are permitted as a principal use in the RR zoning, which would allow an accessory building without a principal residence. The RR zoning also allows for larger accessory buildings by right. The disadvantage is that the minimum lot size is larger, which could affect property owners who want to split their parcel.

Masson asked whether any objections had been received from the property owners. Hill stated the only call he had received was from Gertrude Bos, who was in support of the rezoning.

The public hearing was opened at 7:13pm.

Jim Jeske II, 18071 W. Hickory St., stated that he is in support of the rezoning because it is consistent with the uses in the area. Also, the infrastructure is not in place to support an R2 zoning.

Diane Scripps, 18580 180th Ave, stated she was told she would receive notification of the meetings and had not received a notice. Hill clarified that only landowners were notified by mail for the rezoning, and she is across the street from the properties to be rezoned. Scripps stated she was not opposed to the rezoning, but was concerned about a barn without a house and about the size of the allowed structure.

Jim Bos, Jr., 18701 180th Ave. stated he was in favor of the rezoning.

Motion by Masson, support by Tiles, to close the public hearing at 7:30 pm. The motion passed unanimously.

Motion by Masson, support by Tiles, to recommend to the Board of Trustees that 155 acres in the southwest corner of Section 5, as presented, be rezoned from R2 to RR, as all landowners have been notified and there has been no disagreement from the landowners. With a roll call vote, the motion passed unanimously.

F. Reinhart Special Land Use - Deleted

G. Bush Preliminary Contract Rezoning Request - Deleted

H. Trees – Discussion of Tree Requirements

Hill presented a revised Tree Canopy Protection section that would be added to Section 605, Landscape Requirements. He stated that the included 50% canopy loss standard was based off a Grand Rapids ordinance, where they are trying to increase their canopy to 50%. This section of the Zoning Ordinance would be to try to keep the canopy cover that currently exists in the Township. The additional section would only apply to commercial and industrial developments, as residential developments will be reviewed under the PUD sections.

The next step of this process would be to begin community involvement. The Commissioners indicated that they were in favor of the current direction of the tree requirements, and directed Hill to continue with the community outreach.

I. Commissioner Comments

1. Township Board: No report.
2. Zoning Board of Appeals: There was a meeting to review a request for an accessory building without a principal residence, as the residence is on a separate parcel across the

DRAFT

street. The building was approved with the requirement to add a deed restriction tying the two lots together. Time limits on the project were also imposed.

3. Community Development Director: The Township has received a Coastal Zone Management Plan grant for park planning with Norton Shores for the Little Black Lake property. The grant also includes a natural features inventory. A general natural features inventory for Township-owned properties is also planned.

J. Adjournment

Masson moved to adjourn the meeting at 8:10pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission