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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 20, 2017 – REGULAR MEETING**

PRESENT: Greg Latsch, Dennis Masson, Crystal Morgan, Jerry Rabideau, David Rumpel,
Russ Tiles
ABSENT: Jack Ketchum
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 Rumpel, to approve the agenda with the addition of G Downtown Solutions Presentation. The motion passed unanimously.

C. Approval of Minutes

Masson made a motion, support by Rabideau, to adopt the August 16, 2017 Planning Commission minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Global Technologies – Site Plan Review – 17260 Hickory/18683 Trimble Ct

Kyle Visker, engineer from Land & Resource Engineering presented the proposed entrance driveway off Hickory. The company has acquired property to the north of the existing building and wants to create a second entrance. They want the new driveway to be wooded and winding. They plan to survey the property and will route the driveway around as many large trees as possible. In addition to the driveway request, they would like to include lighting along the path. These lights would be about three feet high. They would also like to add a sign by the driveway on Hickory.

Hill stated that the sign can be approved administratively.

Masson asked if the short lights would be a problem with snow plows. Visker stated that the lights would have to be carefully placed to avoid problems.

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Rumpel asked if the entrance would move to the east or west if the path of the driveway is changed. Visker stated that the driveway might move slightly, and that it could only shift west due to the size of the lot.

Rabideau asked what the traffic flow would be, and whether most employees would use this driveway. Visker stated that the intent was to have employees use this driveway, but some might use the existing driveway.

Masson asked whether the property to be used for this driveway has been purchased or optioned. Visker stated that the purchase is in process.

Commissioners reviewed the criteria for site plan reviews.

Motion by Rumpel, support by Masson, to approve the Global Technologies, Inc, site plan at 17260 Hickory dated 9-8-17 for a new driveway as it is compliant with Section 1005, Site Plan Review Criteria, and Section 326 of the Zoning Ordinance with the following conditions:

1. The applicant obtains an Ottawa County storm water permit and soil erosion permit, if required.
2. A permit is obtained from the Ottawa County Road Commission.
3. The sale of the property is completed.
4. The final driveway path is approved by the Community Development Director.
5. Lighting is approved by the Community Development Director.
6. The sign at the entrance is approved by the Community Development Director.
7. The site remains otherwise compliant with all federal, state and local laws; and
8. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.

With a roll call vote, the motion passed unanimously.

F. Timber Run PUD – Rear Yard Setback Consideration – 15128 Huckleberry Ct

Hill provided background on Timber Run PUD. Timber Run PUD is located on the north side of Kelly Street between N Fruitport Road and 148th Avenue. This PUD was approved in 1995. Older PUDs used the Zoning Ordinance for setback and density, but were developed as PUDs rather than subdivisions. Bultje stated that this project is actually a site condominium development, but that in 1995 there was no ordinance for site condominiums, so the project was developed as a PUD.

Robert D. Lee presented his request for a review of rear yard setbacks in the complex. He and his wife own a condo in the complex and would like to build a screened porch. If the porch is built it will be 37 feet from the property, but the prior Zoning Ordinance at the time of the PUD approval required a 50-foot rear yard setback. Lee would like to adjust the required rear yard setback to 30 feet, per the current Zoning Ordinance.

Hill stated that if the PUD is changed, it would change the setback for everyone in the complex, and not be a variance for one property. The contract for the PUD references applying the ordinance to each site, and also references building to the site plan.

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Bultje stated that the site plan shows a building envelope for each unit which has a 50-foot rear yard setback, but never states that the 50-foot setback is required. The ordinance has changed, so the report can be interpreted to allow for 30-foot rear yard setbacks as specified in the current ordinance. Additions in developments other than PUDs are governed by the current ordinance, rather than the ordinance as it was when the building began, so this interpretation would be consistent.

Latsch stated that the building envelope shown on the site plan was a helpful layout, but was not a requirement.

Hill noted that the Timber Run Condominium Association Board agrees to the change in rear yard setbacks.

Motion by Masson, support by Latsch, to interpret the Timber Run PUD contract terms such that the building envelopes shown on the 1995 site plan were illustrative of the current Zoning Ordinance at the time, and not to guarantee a setback for each lot. Therefore, the current Zoning Ordinance requirement of 30-foot rear yard setbacks in R2 should be applied.

With a roll call vote, the motion passed unanimously.

G. Downtown Solutions LLC Review of Commercial Node at M104 and 148th Ave

Keith Tianen of Downtown Solutions, LLC presented the results of his study of the commercial node at M104 and 148th Ave.

H. Commissioner Comments

1. Township Board: The Arcadia PUD contract amendment related to foundation heights and driveway slopes was approved.
2. ZBA: No report.
3. Community Development Director: The Village of Spring Lake is in the process of receiving proposals for a new master plan. It is anticipated that a firm will be chosen in early October and the effort will likely take about six to eight months to complete.

G. Adjournment

Latsch moved to adjourn the meeting at 8:48pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel
Planning Commission