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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
APRIL 18, 2018 – REGULAR MEETING**

PRESENT: Greg Latsch, Dennis Masson, Crystal Morgan, Jerry Rabideau, David Rumpel  
ABSENT: Jack Ketchum, Russ Tiles  
PARTICIPANTS: Lukas Hill, Township Community Development Director  
Ron Bultje, Township Attorney

**A. Call to Order**

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

**B. Approval of Agenda**

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

**C. Approval of Minutes**

Masson made a motion, support by Morgan, to adopt the March 21, 2018 Planning Commission minutes as presented. The motion passed unanimously.

**D. Public Comments**

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

**E. Wetland Setback Text Amendment**

Commissioners discussed the proposed Wetland Setback Text Amendment.

The public hearing was opened at 7:07pm. There were no comments. Motion by Masson, support by Latsch, to close the public hearing at 7:08pm. The motion passed unanimously.

Motion by Masson, support by Latsch, to recommend approval of the Wetland Setback Text Amendment, draft date 4/18/2018, to the Board of Trustees. The motion passed unanimously.

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**F. Master Plan Amendment Considerations**

Spring Lake Country Club has requested that the Planning Commission consider amending the Master Plan to change some of the “Parks, Recreation, and Natural Area” designation on the SLCC property to Medium Density Residential. Current zoning was requested by the SLCC when the Master Plan and Zoning Ordinance were adopted in 2008. Commissioners discussed the request. There was consensus that the neighbors of the property should be noticed individually, rather than just with the standard notice published in the newspaper.

Motion by Latsch, support by Masson, to request the Board of Trustees proceed with the distribution of the proposed Master Plan amendment. The motion passed unanimously.

**G. Commissioner Comments**

1. Township Board: The Board approved the attached garages text amendment and the R3 setback text amendment.
2. ZBA: No meeting in March.
3. Community Development Director: There is a concern about affordable housing in the Township. One consideration is to allow accessory dwelling units. Another idea is to reduce the minimum required residential size.

**H Adjournment**

Rabideau moved to adjourn the meeting at 7:35pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

Dave Rumpel, Chair  
Planning Commission