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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
OCTOBER 21, 2020 – REGULAR MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Crystal Morgan, David Rumpel, Russ Tiles
ABSENT: Jerry Rabideau
PARTICIPANTS: Lukas Hill, Township Community Development Director

Pursuant to PA228 of 2020, the Township of Spring Lake Planning Commission conducted its business via conference call to mitigate the spread of COVID-19. Members of the public were encouraged to dial in to this meeting. Members of the public were not required to register or otherwise provide information to attend.

A. Call to Order

Rumpel called the meeting to order at 7:02 pm.

B. Approval of Agenda

Ketchum made a motion, support by Morgan, to approve the agenda with the addition of G.2.a Commissioner Discussion. A roll call vote was taken. The motion passed unanimously.

C. Approval of Minutes

Latsch made a motion, support by Ketchum, to adopt the Planning Commission September 16, 2020 regular meeting minutes as presented. A roll call vote was taken. The motion passed unanimously.

D. Public Comments

A time for public comment was provided. One comment related to waterfront vegetation was offered.

E. Self-Storage Facilities – Review of Proposed Zoning Ordinance Text Amendment

Hill reviewed discussions with Supervisor Nash, Clerk Boersma and Manager Gallagher. He stated there is not strong Board support for outdoor storage. Also, there is not land available for new facilities, so the necessity of changing the ordinance was questioned. Commissioners directed Hill to bring the current draft ordinance to the Board for their consideration, based on the approval from the September 16, 2020 Planning Commission meeting.

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F. Master Plan Update - Discussion

Hill provided updated information on the Township community profile. Additional discussions of the Master Plan will take place through the next several months.

G. Commissioner Comments

1. Township Board: The Board appointed John Stalzer as Fire Chief. The Board approved the denial of the Legacy Point PUD amendment and approved the Wildwood Springs PUD amendment.
2. ZBA: There were four applications considered at the ZBA meeting. A waterfront setback determination and an accessory building authorization were approved. A request for both an attached garage authorization and an accessory building authorization was tabled. A waterfront deck was approved, but the requested roof structure was tabled.
 - a. Commissioner Discussion
Ketchum noted that there have been several variances approved for waterfront decks that are larger than those currently allowed by the authorization process. He requested that Commissioners consider increasing the allowable size for waterfront decks. Ketchum also noted that there have been several variance requests for accessory buildings in the front yards of flag lots, which have been approved. Hill stated that these requests would be better handled through an authorization process. Commissioners directed Hill to draft ordinance amendments for these issues and to bring them to the Planning Commission for review.
3. Community Development Director: The developers of Arcadia are requesting modifications to the wetland and wetland setback permits. Hill stated that as more developments are built in areas with wetlands, care must be taken to preserve meaningful wetland areas.

Commissioners thanked Morgan for her service to the Township and the Planning Commission. She is moving out of the Township and this was her last meeting.

H. Adjournment

Latsch moved to adjourn the meeting at 8:41pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary Planning Commission