

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 16, 2016 – 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
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 Lindquist, to approve the agenda as presented. The motion passed unanimously.

C. Approval of Minutes

Lindquist made a motion, support by Masson to adopt the February 17, 2016 Planning Commission meeting minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Arcadia – Planned Unit Development General Discussion

Tom Galloway from Arcadia updated the Planning Commission on how the development is progressing. Arcadia is working with the Ottawa County Road Commission, MDEQ and Township to finalize the plans. All permits necessary have been applied for.

F. Section 332, Large Scale Developments - Review

The intent of Section 332 was discussed, with specific attention to Section 332D. Hill will continue discussions with the Township Board with input from the Planning Commission that there may be weaknesses in the ordinance which should be addressed.

G. Section 306 I 5, Waterfront Accessory Buildings

Hill presented issues regarding accessory buildings that may require an ordinance update. In 2015 the Township Board approved a text amendment that requires accessory buildings larger, taller or greater in area than allowed by right to be reviewed by the ZBA instead of the Planning Commission. To be consistent, the ZBA should review waterfront accessory buildings.

Commissioners directed Hill to draft an amendment to this section for Planning Commission review.

H. Master Plan Update

Proposals for a sub-area plan for M-104 and 148th Street have been received and need to be reviewed. Lindquist asked whether comments had been received from neighboring communities. Hill stated that no comments have been received, but more community engagement should be attempted.

I. Commissioner Comments

1. Township Board: David Rumpel and Jack Ketchum have been reappointed to the Planning Commission.
2. Zoning Board of Appeals: No report.
3. Community Development Director: Working on the Arcadia PUD has been educational.

J. Adjournment

Latsch moved to adjourn the meeting at 9:02pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chairperson
Planning Commission