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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
JUNE 15, 2016 – REGULAR MEETING**

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

**A. Call to Order**

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

**B. Approval of Agenda**

Masson made a motion, support by Ketchum, to approve the agenda with the removal of Item G and the correction of the address on Item F to 14638 Apple Drive. The motion passed unanimously.

**C. Approval of Minutes**

Masson made a motion, support by Latsch, to adopt the May 18, 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. 17377 Hickory Street – Discussion About Possible Uses**

Hill presented the topic. Paul Tejchma owns a vacant lot on Hickory which is zoned Mixed Use Commercial District. It is generally acknowledged that the zoning in this area will be changed with the next Master Plan update due to commercial centers to the north and south of the area. The area currently is primarily single family homes. Tejchma would like to put a duplex on the site, or possibly expand his self-storage facility which is on the lot to the east.

Rumpel asked what the options were for this lot. Hill stated that the applicant could pursue a conditional rezoning of the parcel or the applicant could wait until the next Master Plan update is adopted with the rezoning of that area.

Bultje stated that if there is a conditional rezoning, a violation of the conditions offered could bring action to restore the zoning to what it was previously.

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Masson asked what the proposed rezoning would be. Hill stated that it would be R4, which is the densest zone that allows duplexes.

Latsch stated that the Mixed Use Commercial District zoning is not working well and needs to be revisited. Hill stated that his understanding of the Planning Commission direction was to separate the Master Plan revision for this area and consider it separately from the rest of the Master Plan update. The Commissioners agreed and directed Hill to proceed with the Master Plan update for the Hickory/174<sup>th</sup> Ave. area and bring it to a future meeting.

**F. Shipston Aluminum – 14638 Apple Drive**

Hill presented the request for a site plan modification. The new owners of the aluminum plant are planning to do several improvements including new equipment. They need to add a cooling tower as part of the improvements. There were no significant concerns from the Fire Chief or the Community Development Director related to this improvement.

The facilities manager for the plant stated that they are expanding their casting area and therefore need to expand the heat treat area. Additional cooling towers are required as part of this expansion. They intend to install two units now, and will need a third unit in the future.

Masson asked if the Commission was approving the three cooling towers. Hill stated that was correct.

Motion by Masson, support by Rumpel, to approve the Shipston Aluminum Site Plan dated 06-16-2016 for a new cooling tower facility based on staff review and as it is compliant with Section 1003, Site Plan Review Criteria, and Section 326 of the of the Zoning Ordinance with the following conditions:

1. The site remains otherwise compliant with all federal, state and local laws; and
2. The applicant complies with all written and verbal representations.
3. The fire lane shall be reviewed by the Fire Chief.

With a roll call vote, the motion passed unanimously.

**G. Arcadia Final Approval – Removed**

**H. Spring Ridge Preliminary PUD Approval**

Dale Kracker, developer, presented updates to the PUD plan in response to previous comments. They have prepared a blow-up rendering of the park area and additional renderings of proposed houses.

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Latsch asked if the park would be used for stormwater retention. Kracker stated that it would not.

Kracker reviewed the PUD supplement dated June 3, 2016. He discussed the methods of determining the energy efficiency of the homes, specifically the HERS Index. He stated that homes in his developments generally meet the 5-star or 5-star plus ratings. He also stated that the home plans included are samples, but that each home would be customized by the buyer.

Kracker, Hill, Bultje and the Planning Commissioners reviewed the Resolution and Report, and the responses from Nederveld to the Report. Commissioners agreed that there is no pond in the development, so any language referencing a pond should be removed from the Report. Also, Commissioners agreed that the developer could begin building two houses after the PUD approval but before the private road is complete. They also directed Bultje to rewrite Section 13y to reference HERS Index standards for energy efficiency. Other changes included removing the recessed garage requirement from Section 13x, rewriting Section 13p to allow the houses to be 2.5 to 3.5 feet above the road, and inserting language requiring turnarounds in driveways that exit to Van Wagoner Road in Section 3k. Commissioners directed Bultje to revise the Report and directed Hill to place the preliminary PUD approval on the July agenda.

**I. Section 306 I 5 – Waterfront Accessory Buildings**

The Planning Commission reviewed the suggested revisions to the Sections of the Zoning Ordinance related to Waterfront Accessory Buildings. After minor revisions, they directed Hill to send the proposed Sections to the Township Board for comments before scheduling a public hearing.

**J. Commissioner Comments**

1. Township Board: No report.
2. Zoning Board of Appeals: The Gentry accessory building authorization was denied.
3. Community Development Director: Arcadia will be coming to the July meeting for final approval. The Township Board gave approval to allow Arcadia to begin construction along 148<sup>th</sup> before final approval, so they can be finished before school starts.

**K. Adjournment**

Ketchum moved to adjourn the meeting at 9:32pm. Masson seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission