

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 17, 2016 – REGULAR MEETING**

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

A. Call to Order

Rumpel called the meeting to order at 7:01pm.

B. Approval of Agenda

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

C. Approval of Minutes

Ketchum made a motion, support by Masson, to adopt the July 20, 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. Feldspar, LLC– Site Plan Review for 16677 150th Ave

No representative from the company was present. Motion by Masson, support by Ketchum to table the application for a future meeting. The motion passed unanimously.

F. Master Plan

Hill presented the Master Plan Amendment for the intersection of 174th and Hickory. This has been discussed at previous meetings, and the Commissioners have requested amending the Master Plan to remove the Mixed Use Commercial node at this intersection. It is recommended that the east side of 174th be changed to Industrial, and the west side be changed to High Density Residential, which matches the current uses.

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Morgan asked if there were any pending applications that would be affected by the change. Hill stated that there is one owner considering building a duplex, and that he approves of the change. There are no current formal applications in this area.

Motion by Masson, support by Ketchum, to send the Mater Plan Amendment to the Township Board for review and approval to distribute the Amendment for comments. With a roll call vote, the motion passed unanimously.

G. Accessory Building Text Amendment

Commissioners reviewed the draft language for changes to Section 306F and Section 306 I5. They also discussed the regulation of low level decks which encroach into a setback.

The public hearing was opened at 7:54pm. There were no comments. Motion by Tiles, support by Latsch, to close the public hearing at 7:55pm. The motion passed unanimously.

Commissioners made several changes to the proposed Text Amendment. Attorney Bultje was directed to prepare a revised Text Amendment for discussion at the next meeting. He was also directed to prepare a Text Amendment related to low level decks, with the criteria that they be attached to the home, are a maximum of seven inches high, and encroach 10 feet or less into the waterfront setback or the rear yard setback.

H. Commissioner Comments

1. Township Board: No report.
2. Zoning Board of Appeals: A variance for a 15-inch high deck located in the waterfront setback was discussed. The application was tabled to allow the applicant to explore other options, as a variance did not seem to be warranted.
3. Community Development Director: Hill attended a meeting with Paul Sachs, the new Ottawa County planning director. They are discussing bringing Chuck Marohn from Strong Towns to the county to work with elected and officials, planners and the general public.

K. Adjournment

Masson moved to adjourn the meeting at 8:28pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission