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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 18, 2017 – REGULAR MEETING**

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

A. Call to Order

Rumpel called the meeting to order at 7:03pm.

B. Approval of Agenda

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

C. Approval of Minutes

Masson made a motion, support by Latsch, to adopt the November 16, 2016 Planning Commission minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Busche Aluminum Technologies –Site Plan and Special Land Use

John Tenpas, Driesenga and Associates, presented the request for a building expansion, improvements to vehicle circulation and new truck docks. The new truck docks will allow all trucks to enter and leave at the south end of the property, improving traffic flow and increasing safety. Most employee parking will be at the north end in the area expanded in 2016. The building expansion will be used for storage, removing items from trailers that are parked on site. There will also be additional production facilities installed. There are also plans to relocate an existing drainage ditch, contingent on approval from the Ottawa County Water Resources Commissioner.

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Masson asked if the minor office additions are included in the site plan review. Hill stated that they were. David Mayville, BMA Architects, stated that the office additions include a small addition on the front to expand the break room and locker room facilities. The existing break room will be removed when the truck docks are relocated, and the small expansion in the area near the existing shipping dock will be used for storage.

Hill asked about future expansion plans and whether trees will need to be removed to relocate the drainage ditch. Tenpas stated that the intent is to place the drain so that the trees remain along the property line, depending on the discussions with the Water Resources Commissioner. There may be some expansion to the west in the future, but discussions are still preliminary.

Masson asked how many trees will be removed for trailer parking. Tenpas stated that the trailer parking area will be about 150 feet deep, with about 150 feet of trees remaining between the parking area and Hickory Ave. It will be a gravel parking area.

Latsch asked if the location of the storm water detention pond is influenced by the relocation of the drain. Tenpas stated that the pond location was the same for either drain configuration, and that the pond would usually be dry and would be mowed.

Rumpel asked about changes in the parking lot since the approval from the Planning Commission in August. Tenpas stated that the truck docks are being moved, so the truck turn-around was not needed. The area between the parking lot and the truck turn-around was paved to improve parking and pedestrian flow. Rumpel stated that additional permission should have been received before increasing the parking lot paving area. Tenpas stated that the requirement for a building permit will give more local oversight of the building expansion, ensuring that the approved site plan is followed.

The public hearing was opened at 7:39pm.

Ruth Smith, 18862 148th Ave, stated that she was concerned about increased noise from increased production. She was also concerned about drainage and the effect that moving the ditch would have on residents on 148th Ave. and Hickory Ave. Rumpel stated that the drainage plan will need to be approved by the Ottawa County Water Resources Commissioner, and that the intent would be to maintain or improve drainage for the area. He also stated that a professional firm has checked the sound levels at the property line and confirmed that they meet the Township noise ordinance.

Jerry Brege, 18836 148th Ave, stated that several years ago he granted an easement on the east end of his property, where a catch basin was installed to hold runoff from 144th Ave and Hickory. He was concerned that the catch basin not be removed. Tenpas stated that there are no plans to remove the catch basin, and that the Water Resources Commissioner is looking for records of who installed and owns the drain. The relocated ditch will be 20 to 50 feet from the property line, and the location was chosen to minimize required trenching. Tiles asked if Brege had any noise issues. Brege stated that he did not, and that the company has been a good neighbor.

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Motion by Masson, support by Latsch to close the public hearing at 7:55pm. The motion was approved.

The Commissioners reviewed the requirements for granting site plan approval and special land use approval.

Motion by Masson, support by Latsch, to approve the Busche Aluminum Technologies site plan and special land use dated 12-12-16, with a revision date of 01-06-17, for 55,600 square foot building expansion, a 3,800 square foot open canopy, new asphalt lot, new gravel storage area, and minor office area expansion as it is compliant with Section 1005, Site Plan Review Criteria, Section 326, General Review Criteria, Section 902, Special Land Use Review Standards and Section 928, Special Land Use Criteria of the Zoning Ordinance with the following conditions:

1. The applicant obtains an Ottawa County Storm Water Permit and a storm water maintenance agreement will need to be recorded with the Ottawa County Register of Deeds in accordance with the Township Storm Water Ordinance. The permit and maintenance agreement will cover the entire site.
2. Any new lighting shall comply with the Zoning Ordinance and dark sky requirements and must be approved administratively prior to installation.
3. The existing forested buffer along the south side of the property shall remain intact as depicted on the site plan. The forested area to the north near Apple Drive shall remain intact in order to meet the landscaping screening plan requirements.
4. Driveway improvements shall be approved by the Ottawa County Road Commission.
5. Noise information shall be provided by the applicant to indicate compliance with the 60 decibel limitation at the property line.
6. Any hazardous material information shall be disclosed, if any.
7. The 24' access drive shall remain open at all times to allow adequate emergency access.
8. Any utility modifications shall be reviewed and approved by Spring Lake Township and the DEQ, as necessary.
9. The site remains otherwise compliant with all federal, state and local laws; and
10. The applicant complies with all written and verbal representations as reflected in these minutes.
11. An updated site plan with the parking lot changes shall be provided to the Township.
12. A pre-construction meeting shall be held with the Township staff and Township engineer to review the site plan.

With a roll call vote, the motion passed unanimously.

F. Commissioner Comments

1. Township Board: No report.
2. ZBA: No report.
3. Community Development Director: Charles Marohn of Strong Towns will be at the Grand Haven Community Center on May 18. All Commissioners are urged to attend.

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Motion by Latsch, support by Morgan, to maintain the current slate of officers. The motion was approved.

G. Adjournment

Masson moved to adjourn the meeting at 8:18pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chair
Planning Commission