

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 16, 2017 – REGULAR MEETING**

PRESENT: Dennis Masson, Jerry Rabideau, David Rumpel, Russ Tiles
ABSENT: Jack Ketchum, Greg Latsch, Crystal Morgan
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 Rabideau, to approve the agenda as presented. The motion passed unanimously.

C. Approval of Minutes

Masson made a motion, support by Rabideau, to adopt the July 19, 2017 Planning Commission minutes as presented. The motion passed unanimously. Rabideau made a motion, support by Masson, to adopt the July 24, 2017 special meeting minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Johnson Auto Sales – Site Plan and Special Land Use Review – 14658 Apple Dr

Wade VandenBosch, Westshore Consulting, presented the Johnson Auto Sales request. The request is for a 1920 square foot addition to use for detailing cars. Additional asphalt paving will be required. Lighting will be night sky friendly and the existing dumpster will be screened. A retention pond is proposed, and a storm water permit will be obtained. The property will be connected to the public sewer. Water will be extended from the existing building.

Masson asked if the oil separator included in the drawing is part of the project. VandenBosch stated it was part of this project and the outflow from the separator will be suitable for discharge into the sewer.

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Tiles asked if the power lines go through the area that is proposed for the retention basin. VandenBosch stated that the power lines are further back on the property and do not go through the proposed area.

The public hearing was opened at 7:05pm. There were no comments. Motion by Masson, support by Tiles, to close the public hearing at 7:06pm. The motion passed unanimously.

Commissioners reviewed the criteria for site plans and special land uses.

Motion by Masson, support by Rabideau, to approve the Johnson Auto Sales site plan and special land use application for new building addition; on the basis of the memorandum from the Community Development Director, the application is compliant with Section 1005, Site Plan Review Criteria, Sections 326, 902, and 933 of the Zoning Ordinance with the following conditions:

1. The applicant obtains an Ottawa County storm water permit and records a storm water maintenance agreement with the Ottawa County Register of Deed in accordance with the Township Storm Water Ordinance.
2. Any required water and sewer easements are established per the Township Engineer/DPW.
3. The site remains otherwise compliant with all federal, state and local laws; and
4. The applicant complies with all written representations to the Township, and all verbal representations as reflected in these minutes.

With a roll call vote, the motion passed unanimously.

F. Commissioner Comments

1. Township Board: The developer for the Arcadia PUD is requesting a contract amendment related to foundation heights and driveway slopes. The Board directed the Township Attorney to prepare a draft amendment for their review.
2. ZBA: No report.
3. Community Development Director: No report.

G. Adjournment

Masson moved to adjourn the meeting at 7:21pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel
Planning Commission