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

PRESENT: Jack Ketchum, Greg Latsch, Dennis Masson, Crystal Morgan, Jerry Rabideau,
David Rumpel, Russ Tiles
ABSENT: None
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

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

C. Approval of Minutes

Latsch made a motion, support by Masson, to adopt the September 20, 2017 Planning Commission minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Residential Dwelling Aesthetics

Hill stated that there have been a few requests for new dwellings that are dwarfed by the attached garage. Staff was questioning how to interpret Section 322 C 17 related to attached garage size. Commissioners discussed the garage issue, as well as other aesthetic issues. Consensus was that the ordinance was somewhat subjective in that section, and that they would like Hill to continue to investigate ways to improve the section.

F. M104/148th Ave Sub Area Plan

Hill stated that the Township Board of Trustees has heard a report from Keith Tianen and is interested in investigating the sub area plan more fully. It will be discussed at a November Board planning session. Planning Commissioners were asked to review Exhibit 6, which details ordinance changes that will be necessary to implement this plan. It is expected that no action will be needed until

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the Board finishes their review. Morgan suggested developing a marketing program to explain to residents the entire vision for the intersection, including businesses, rather than focusing on just the road.

G. Commissioner Comments

1. Township Board: The Township Board will discuss the M104/148th Ave sub area plan at their strategic planning session. It is the Board's intent to hold several public meetings to discuss the changes proposed in the report.
2. ZBA: A special meeting was held for a waterfront setback authorization. This authorization was straightforward, as the deck requested will not extend past the existing home's foundation.
3. Community Development Director: Hill attended a planning conference in September. One session was on the enforceability of sign ordinances. Our ordinance is good because it is content-neutral and regulates size and placement for safety reasons. The language on political signs should be reviewed.

H. Adjournment

Masson moved to adjourn the meeting at 8:12pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission