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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 15, 2017 – REGULAR MEETING**

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

A. Call to Order

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

B. Approval of Agenda

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

C. Approval of Minutes

Morgan made a motion, support by Ketchum, to adopt the October 18, 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 – Discussion of Section 322 C 17

Commissioners discussed additional wording in Section 322 C 17 for new dwellings that are dwarfed by the attached garage. Hill was directed to draft wording for the Zoning Ordinance setting a standard for garage size based on the size of the dwelling for all residential districts. Commissioners favored allowing an authorization process for a larger garage on large parcels. Hill was directed to bring the revised wording to the Commission at a future meeting for review.

Hill stated that he will also bring a revision of Section 322 C 17.13, discussing roof pitch, for review by Commissioners.

F. R-3 Cottage Residential – Review of setback requirements

In the R-3 Cottage Residential district, the current front yard setback requirement is a minimum of 30 feet. After review of aerial photography, staff discovered that most of the existing front yard

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setbacks within this district do not meet the requirement. Staff is suggesting a Zoning Ordinance text amendment utilizing an approach of averaging the front yard setbacks of adjacent homes to allow some flexibility from the 30-foot setback. This is similar to a Village of Spring Lake general provision that applies to all of their residential districts. Another option would be to consider an overall reduction of the 30-foot front yard setback to 20 or 25 feet. After discussion, Commissioners indicated a preference for the averaging method of determining the setback, which will allow for uniqueness of certain streets. Hill was directed to prepare a text amendment for review.

G. 2018 Planning Commission Meeting Dates

Meeting dates were presented for consideration. The November meeting will be scheduled on November 28 to avoid Thanksgiving. Motion by Ketchum, support by Masson, to approve the 2018 Planning Commission meeting dates with the change to November 28. The motion passed unanimously.

H. Commissioner Comments

1. Township Board: The Township Board held their annual strategic planning session and discussed long-term items, including the M104/148th Ave sub area plan. It is the Board's intent to hold several public meetings to discuss the public's vision for this area. At the November 13 Board meeting, the Construction Board of Appeals fee was lowered, and a Wetland Review Board fee was instituted. Lighting problems in the Oak Point subdivision were discussed; however, overall this is a neighborhood problem and the Township can only facilitate solutions.
2. ZBA: At the October regular meeting an accessory building authorization and dwelling height variance were approved, with deed restrictions, for a 38-acre property on 144th Ave. A deck on North Shore Estates Road must be returned to its original size to remove the encroachment into the waterfront setback.
3. Community Development Director: The Village is holding an open house to discuss their Master Plan revision. They are also conducting a survey to get input.

I. Adjournment

Ketchum moved to adjourn the meeting at 8:08pm. Morgan seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission