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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
MARCH 21, 2018 – REGULAR MEETING**

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

**A. Call to Order**

Rumpel called the meeting to order at 7:00 pm.

**B. Approval of Agenda**

Masson 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 February 21, 2018 Planning Commission minutes as presented. The motion passed unanimously.

**D. Public Comments**

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

**E. Attached Garage Size Limitations**

The Township Board reviewed the proposed changes related to attached garages at their March 12 meeting. The Board determined that the intent of the proposed ordinance was good, but it was not restrictive enough. They proposed it would be reasonable to allow an attached three-stall garage for any home in the Township, and that anything larger should require an authorization from the Zoning Board of Appeals.

Planning Commissioners discussed the changes to the ordinance proposed by the Board. Commissioners believe that the 1:1 ratio that was originally proposed more closely meets their intent for the ordinance change. However, limiting the overall size of the attached garage was considered to address the Board's concerns.

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The modifications to Section 322 C 13 include allowing an Attached garage of the same size as the main living floor of the residence (1:1 ratio) up to a maximum of 1500 square feet on any Lot. If a Lot exceeds 2 acres in size, an Attached garage with a ratio exceeding 1:1 may be authorized by the Board of Appeals. For any Lot, an Attached garage larger than 1500 square feet, up to a 1:1 ratio may be authorized by the Board of Appeals.

Motion by Latsch, support by Masson, to recommend approval of the changes to Section 322 C 13, as modified, to the Board of Trustees. The motion was approved.

**F. Wetland Setback Text Amendment Review**

Updated language discussed at the February Planning Commission meeting was reviewed. Commissioners directed Hill to schedule a public hearing on the changes to the Wetland Setback requirements in the Zoning Ordinance.

**G. Master Plan Amendment Considerations**

Spring Lake Country Club has requested that the Planning Commission consider amending the Master Plan to change some of the “Parks, Recreation, and Natural Area” designation on the SLCC property to Medium Density Residential. Commissioners discussed the request. Consensus of the Commissioners was to move forward with the Master Plan change, and directed Hill to begin the amendment process.

**H. Commissioner Comments**

1. Township Board:
  - a. The Annual Meeting of the Electors is Monday, March 26.
  - b. Eastbrook Homes presented their proposal for a residential development on State Rd. to the Board.
  - c. The Board discussed the issue of attached garages extensively.
2. ZBA: Two variances were granted. One was for a setback for a garage on North Shore Estates Rd. The other was for an accessory building in a front yard on 168<sup>th</sup> Ave. There is an existing accessory building that will be in the front yard after the lot is split and a new home is constructed.
3. Community Development Director:
  - a. Hill made a recommendation to the Board regarding sea walls on Lake Michigan. There is concern that se walls will enhance erosion on neighboring properties.
  - b. The Zoning Ordinance should be revised to make sure that solar panels are regulated appropriately in residential zones. Also, provisions should be made to address solar farms.
  - c. There is a concern about affordable housing in the Township. One consideration is to allow accessory dwelling units. This change will require more investigation.

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**I. Adjournment**

Masson moved to adjourn the meeting at 8:43pm. Tiles seconded the motion, which passed unanimously.

Respectfully submitted,

Dave Rumpel, Chair  
Planning Commission