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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 25, 2018 – SPECIAL MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Crystal Morgan, Jerry Rabideau,
David Rumpel, Russ Tiles
ABSENT: None
PARTICIPANTS: Lukas Hill, Township Community Development Director

A. Call to Order

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

B. Approval of Agenda

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

C. Approval of Minutes

Latsch made a motion, support by Morgan, to adopt the August 15, 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. Bilz Pools – Site Plan Review for a commercial addition at 15281 Cleveland

Bruce Callen presented the site plan proposal. They are proposing adding a 2400 square foot addition with a breezeway connecting the new building to the existing building, for a total addition of 2658 square feet. They will close the westerly driveway to M104. Twenty parking spaces will be provided, which meets the requirements of the Zoning Ordinance. There will be no encroachment on the wetlands, and the encroachment on the wetland buffer will be reduced by 75 square feet. The stormwater will continue to drain to the wetlands on the property. Landscaping will be added as permitted by MDOT.

Ketchum asked about maintenance of the required plantings. Hill stated that whatever is on the plan has to present on the site, and if the plant dies it must be replaced. Michael Aldridge, owner of Bilz Pools, stated that there is a sprinkler system on the site that should be operational or repaired, and the plantings will be watered.

Commissioners reviewed the applicable sections of the Zoning Ordinance.

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Motion by Rumpel, support by Morgan, to approve the Bilz Pools site plan with the revision date of 9-10-18, based on the standards recited and the findings included in the Community Development Director's memorandum, with the following conditions:

1. All MDOT permits for driveways and landscaping shall be obtained prior to construction.
2. The applicant complies with all written representations to the Township, and all verbal representations as reflected in the minutes.
3. The applicant shall comply with all local, state and federal laws.

With a roll call vote, the motion passed unanimously.

F. Solar Regulations – Zoning Text Amendment

Commissioners discussed the proposed changes to the solar regulations.

Motion by Ketchum, support by Rumpel, to approve the solar energy zoning text amendment ordinance with the change in Section C3 of proof of roof safety to be presented to the Building Official, and to recommend approval of the ordinance to the Board of Trustees. In addition, Hill is to discuss with the Board of Trustees whether the regulation of residential ground-mounted collectors should be through the special land use process or through an authorization.

The motion passed unanimously.

G. Commissioner Comments

1. Township Board: No report.
2. ZBA: No meeting in August.
3. Community Development Director: There will be a special joint meeting of the Board of Trustees, Planning Commission and ZBA on October 29 to discuss the landscaping ordinance. Hill stated he is attending the October 8 Board of Trustees meeting to present the concepts of architectural standards and accessory dwelling units to get Board feedback.

H. Adjournment

Rumpel moved to adjourn the meeting at 7:34 pm. Ketchum seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary

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Planning Commission