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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 20, 2019 – REGULAR MEETING**

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

A. Call to Order

A meeting of the Spring Lake Township Planning Commission was held at Barber School, 102 W Exchange St, Spring Lake MI 49456.

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

B. Approval of Agenda

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

C. Approval of Minutes

Morgan made a motion, support by Rabideau, to adopt the Planning Commission February 20, 2019 regular meeting minutes as presented. The motion passed unanimously.

D. Public Comments

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

E. Power Drive Properties – Special Land Use – 16785 150th Ave

Jim Palmer presented the request for a special land use for vehicle sales. They plan to sell vintage, specialty and collectible vehicles. The main showroom will be located in the east end of the building. They would like to display up to four vehicles outside in front of the building, with the rest displayed inside. Customer parking will be behind the building. The front drive will include a turnaround with a minimum of a 20-foot drive aisle.

Rabideau asked about the use of the other part of the building. Palmer stated that the rest of the building is storage units, and that will remain.

Latsch clarified that only the east end of the building would be for vehicle sales.

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Rabideau asked if there would be other outside storage, such as trailers. Palmer stated that there would be no additional outside storage.

Morgan asked if additional signage, including directional signs, is proposed. Palmer stated that there is no additional signage planned.

Rabideau asked if there were other upgrades to the property planned. Palmer stated that they have replaced the bay doors, replaced doors on the storage units, installed sprinklers in the front grass area, removed the dumpster and upgraded the lighting. The only additional upgrade planned is to remove the dead trees in the back.

Rabideau asked about access to the front drive in the winter. Palmer stated that this is a seasonal business and they do not intend to park cars in front in the winter. Snow storage is a problem for the property and limits their ability to have cars outside.

Tiles asked if other vehicles, such as boats, would be sold. Palmer stated they would only be selling automobiles.

Morgan asked if there would be repair or restoration on this site. Palmer stated there would not be repair or restoration at this site.

The public hearing was opened at 7:22pm. There were no comments. Motion by Latsch, support by Morgan to close the public hearing at 7:23pm. The motion passed unanimously.

Commissioners reviewed the standards for a special land use.

Motion by Dyck, support by Tiles, to approve the Vehicular Sales special land use request by Power Drive Properties at 16785 150th Ave as it meets all of the applicable standards in Sections 955, 902, 326 and 1005 of the Zoning Ordinance, with the following conditions:

1. Vehicles shall be parked in accordance with the provided site plan.
2. No new lighting shall be installed without Township approval.
3. The owners will comply with all State licensing requirements.
4. There will be no storage of dismantled, wrecked or immobile cars.
5. The existing self-storage facility is limited to the current level of operation, with no outside storage allowed.
6. The applicant will comply with all written representations to the Township, and all verbal representations as reflected in these minutes.
7. The applicant will comply with all federal, state, county and Township laws and ordinances.

A roll call vote was taken. The motion passed unanimously.

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F. Township Engineer Update

Kevin Kieft, Township Engineer, presented an update on the status of the Township sewer system.

G. Commissioner Comments

1. Township Board: Construction of the bike path along Van Wagoner from 168th Ave to West Spring Lake Rd was approved.
2. ZBA: No report.
3. Community Development Director: The Little Black Lake kayak launch ribbon cutting is scheduled for March 22. Ottawa County Parks director John Scholtz is retiring.

H. Adjournment

Latsch moved to adjourn the meeting at 8:21pm. Rabideau seconded the motion, which passed unanimously.

Respectfully submitted,

Greg Latsch, Vice Chair
Planning Commission