

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JULY 17, 2019 – REGULAR MEETING**

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

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.

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

B. Approval of Agenda

Latsch made a motion, support by Morgan, to approve the agenda with the addition of: Adopt the May 29, 2019 minutes and E. Spring Lake Townhomes Site Plan Extension. The motion passed unanimously.

C. Approval of Minutes

Rabideau made a motion, support by Latsch, to adopt the Planning Commission May 29, 2019 special meeting minutes and the June 19, 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. Spring Lake Townhomes – Site Plan Extension – Corner of M104/148th Ave

The developer of the Spring Lake Townhomes project has quite a few things to accomplish prior to breaking ground on the project. He is confident that he will be able to break ground in the next 60 to 90 days.

Motion by Latsch, support by Tiles, to extend the site plan approval for the Spring Lake Townhomes development at the corner of M104 and 148th Ave for one year.

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

F. Zoning Ordinance Amendments

1. Landscaping Standards

The Planning Commission has prepared draft landscaping standards that address the items from the Landscape Architect review last winter. At this point, the Planning Commission would like the new M104 Corridor Improvement Authority to provide input on the revised standards as the amendment will primarily affect commercial properties in this region.

2. Tree Removal Standards

After discussions with State of Michigan DNR wildlife division and Melanie Manion, Natural Resources Manager of Ottawa Count Parks, staff prepared a minor text amendment that would promote tree clearing during dormant, non-nesting, seasons. It would also support the federally endangered Indiana Bat population as they typically nest between April 1st and July 1st. A draft of the proposed text amendment has been prepared.

3. PUD Open Space Requirements

The Planning Commission discussed draft text amendment language regarding the required open space within a PUD. The current PUD regulations require 20% open space but do not provide explicit language as to where the open space should be located or what it is used for. The intent of the amendment is to encourage meaningful open space areas that protect sensitive landscapes and provide inviting community amenities. A draft document is being prepared.

G. Master Plan: Review of Implementation Strategies

The Planning Commission reviewed Chapter 7, Action Program, of the Master Plan to explore future endeavors. The discussion ranged from pedestrian crossings at intersections, community connectivity, and the development review process. The discussion wound up focusing on the Sustainable Community Assessment (SCA) chapter of the Zoning Ordinance, which is a performance measure to determine if a proposed development qualifies for a Planned Unit Development. There was general consensus that SCA should be examined closely to see if any changes could be incorporated that would enhance the development process. The Planning Commission also contemplated the last four large residential developments that were approved and generally discussed what they considered successes and losses.

H. Commissioner Comments

1. Township Board: No report.
2. ZBA: No meeting.
3. Community Development Director: The Villas at Spring Lake Country Club project has started utility work, so that work in State Rd will be complete before State Rd is repaved later this year. The Spring Lake Township Recreation Committee is reviewing the Recreation Plan. Hill also brought up seawalls and public trust, to discuss what needs to be done to ensure public access.

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I. Adjournment

Ketchum moved to adjourn the meeting at 8:30pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission