

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 15, 2020 – 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 Tiles, to approve the agenda as presented. The motion passed unanimously.

C. Approval of Minutes

Morgan made a motion, support by Latsch, to adopt the Planning Commission December 18, 2019 regular meeting minutes as presented. The motion passed unanimously.

D. Public Comments

A time for public comment was provided. One comment was offered related to changes along M104.

E. Lakeside Automotive Group, LLC – Site Plan and Special Land Use Review for a Vehicle Sales Facility at 14953 and 14921 Cleveland Street

Andrew McLean presented the request for an expansion of his vehicle sales facility. He wants to purchase the adjacent property to the east and expand his business. There will be additional asphalt for the parking lot, and lighting will be added. The plan also includes landscaping. The existing buildings will be redesigned. The current Lakeside Auto building will be used for service. The VanderMill building will be used for sales.

Items in the Community Development Director review were discussed.

DRAFT

Access management: McLean stated he was open to discussion with the Corridor Improvement Authority and with Ted Fricano, owner of the property to the west. Hill stated that the Township Traffic Engineer has indicated the existing driveway should be moved to line up either with 150th Ave or with the easterly access drive to Alles Tire/Spring Lake Townhomes. This will alleviate the issue with many offset driveways. McLean indicated he would prefer to leave the driveway where it is, but he is open to discussion about alignment with 150th Ave. If that option is chosen he would also like a drive at the east end of his property.

The Special Land Use public hearing was opened at 7:27p.

John Nash, chair of the Corridor Improvement Authority, stated he hopes that the driveways can line up. Traffic is a problem along M104. Also, he has talked to Ted Fricano, who is willing to discuss a shared driveway.

Motion by Rabideau, support by Dyck, to close the public hearing at 7:30pm. The motion was approved.

Rabideau asked if there has been discussion with Fricano regarding unifying landscaping along all three parcels. He would like to see a creative, “wow” design and considers that design very important to achieving the Township’s vision for the area. McLean stated he tabled the landscaping design due to concerns about the number of trees that are required. He does not want to plant too many trees along the frontage, which is intended for display.

Tim Allspach, project architect, stated he was concerned about the number and size of trees included in the landscape architect report. He stated that there is a 30 to 40-foot easement for Consumers Energy along the frontage that needs to be considered. The proposed plan is to make the entrance really stand out, and to put flowering shrubs along the frontage.

Hill stated that they are asking for a variation from the landscaping ordinance. Also, it must be determined whether the display area on the VanderMill property is a parking lot. Based on the ordinance, Hill believes it is, and a variation would be needed if it is not considered a parking lot. If it is a parking lot, the ordinance requires tree islands.

McLean stated he took pictures of auto franchises from Holland to Muskegon, and submitted pictures to commissioners. He would like to develop his property in a similar manner. Also, tree islands are a problem when the lot needs to be plowed. He would prefer larger islands so there are fewer to get in the way.

Morgan stated she had questions about the special land use. What services are included, and how many cars will be parked along the frontage? McLean stated that detailing will only be conducted for autos owned by the business, not for the public. He stated he doesn’t intend to overload the lot, although it will look different from what it is now. He intends to bring more vehicles forward, in front of the buildings.

Morgan asked about body shop work and vehicles that are currently parked behind the building. McLean stated that body work is outsourced. The vehicles behind the building currently employee parking and vehicles at the facility for service.

Tiles confirmed that the service offering is not changing, just getting bigger and being separated from sales. McLean stated that was correct.

Hill stated that the façade of the new building does not meet the requirement for materials as stated in the newly-adopted architectural standards ordinance. McLean stated that the design was put together based on the old ordinance. The plan is to look as much like a franchise dealer as possible. He is open to discussion about changes to the materials, specifically adding stone around the entrance.

Tiles asked what the current proposal is. McLean stated the façade of the service area would be repainted and the existing sign would be removed. The front entrances of the buildings are designed with architectural aluminum. There will be a lot of glass around the doors. Allspach stated the architectural aluminum is a coated, prefinished metal panel with a 50-year warranty. McLean stated that there will be additional glass added to the VanderMill building.

Allspach discussed the lighting proposal. He stated that he used the same size and style of lights as the existing lights, which are taller than the ordinance allows. Hill stated that there should not be glare from the lights along the frontage. McLean stated that Consumers Energy installed LED lights on the property, and when they were installed they were angled incorrectly. The existing lights will be fixed so they face down. The lighting proposal will be changed to comply with the ordinance. The lights are a big security feature, so the intent is to have them on all night.

Allspach stated that a wetland delineation will be done and added to the site plan. An accurate survey has been done, including the location of existing trees.

Latsch asked about the retention basin, and whether it is sufficient. Hill stated the county Water Resources Commissioner will review stormwater handling.

McLean stated he was asking for a variation related to landscaping. He stated he is planning to meet the requirements of the ordinance for all other areas.

Motion by Latsch, support by Tiles, to table the site plan and special land use application to the February meeting. The motion was approved.

Rabideau left the meeting at 8:50pm.

F. Zoning Ordinance Amendments

1. Self-Storage Facility

James Milanowski, Milanowski and Englert Engineering and Surveying, stated that he is asking the Township to consider amending Section 942 – Self Storage Facility. He stated that the 40-foot aisles that are required are too wide. Also, Laker Lockers would like to be able to store RVs with screening. Commissioners stated they were interested in gathering more information on these issues. Hill stated he will gather more information, and suggested that the entire section should be reviewed.

DRAFT

2. PUD Open Space Requirements – Public Hearing
3. Tree removal Standards –Public Hearing

The public hearing for both text amendments was opened at 9:08pm. There were no comments. Motion by Tiles, support by Morgan, to close the public hearing at 9:09pm. The motion was approved.

Motion by Latsch, support by Tiles, to direct the Township Attorney to put the text amendments in ordinance form, and to recommend approval of the ordinance to the Township Board. The motion was approved.

4. Tree Canopy Regulations – Discussion

Hill presented a sample ordinance for regulation of tree canopies. Commissioners stated they would like more information on this concept before making any decisions on this regulation.

5. Minimum Lot Size in R-3 Cottage Residential – Discussion

Hill stated that our ordinance requires a 50-foot lot width in R-3, with a minimum lot size of 12000 square feet. This lot size could result in a long, narrow lot. Hill suggested reducing the minimum lot area to make the size proportional to the width (i.e. 8000 square feet). Also, the R-3 district was developed with many smaller lots, and there are few that would meet the minimum lot size. Commissioners directed Hill to gather more information about the size of existing lot sizes and to bring more information to a future meeting.

F. Commissioner Comments

1. Township Board: No report.
2. ZBA: No report.
3. Community Development Director: No report.

I. Adjournment

Morgan moved to adjourn the meeting at 9:25pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Greg Latsch, Vice Chairperson
Planning Commission