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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 19, 2020 – REGULAR MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Crystal Morgan, Jerry Rabideau, Russ Tiles
ABSENT: 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.

Ketchum called the meeting to order at 7:01 pm.

B. Approval of Agenda

Latsch 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 Morgan, to adopt the Planning Commission January 15, 2020 regular meeting minutes as presented. The motion passed unanimously.

D. Public Comments

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

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

Motion by Latsch, support by Morgan, to remove this matter from the table. The motion passed unanimously.

Andrew McLean and Tim Allspach presented the revised request for an expansion of the vehicle sales facility. Revised plans were presented to commissioners at the meeting. Allspach stated that the new plans included clarifications based on comments from the Township engineer and landscaper. Future access points were added to the plan. The size of the retention pond did not change, but the shape changed to avoid the wetlands on the property. The applicant is continuing to work with

DRAFT

Ottawa County on drainage design. The trees in the back will remain in place until the second phase of the expansion, rather than being removed during the first phase. A sedimentation permit will be obtained from Ottawa County.

The landscaper for the project is working with the Township landscaper. A letter from the landscaper discussing the landscape plan was provided to commissioners. Due to an existing power line along the entire frontage, plantings along M104 have been chosen to provide a continuous greenbelt without interfering with the power line.

Lighting errors on the plan were fixed. Light fixtures have been changed to dark-sky friendly fixtures, and shielding will be added. This will result in a light intensity of zero foot candles at the M104 road edge.

McLean stated that he worked with Hill and MDOT to design the access management, and everyone was in agreement. After working with the Township landscaper the landscape plan was adjusted to add nine additional flowering trees along the frontage, beyond those submitted in the plan. The landscape islands meet the square footage requirements, but the islands were made larger to facilitate plowing. The landscape focus is on the entrances, but the overall site was designed to have a park-like feel.

Hill stated the ordinance requires 67 total trees along the frontage. McLean stated that the Township's landscaper suggested three clumps of three flowering ornamental trees as a compromise due to the power easement and MDOT concerns about visibility. The Township landscaper noted no concerns about the species selected; most are drought-tolerant and deer resistant. The plants will be sourced from Hortech, so it is anticipated they will thrive in the area.

Hill noted that the front façade was changed to cut stone. He stated that his concern with the lighting was about glare along M104. Allspach stated they are adding shielding to lights along M104 so there will be no glare on the road. McLean stated that the lighting level chosen is on the lower end of the recommendations for his industry. All the lights will be dark-sky friendly. He requested that the lights be allowed to remain on all night due to security concerns and because there are people shopping for cars at night. Hill stated that the ordinance requires lighting to be shut off 30 minutes after closing, but that the Planning Commission can find that the lights are allowed to stay on.

Ketchum allowed further public comment on this matter. Ted Fricano, owner of the neighboring business, stated that he has no objections at all to the plan.

Morgan asked about the landscaping plan that shows a lawn area used for vehicle display, and how many vehicles would be displayed at one time. McLean stated that only the area at the west end of the lot would be used for vehicle display, with two to four vehicles displayed at a time.

Morgan asked about the notation of future parking – non-irrigated. Allspach stated that the area with that note was remaining natural until there is a future expansion. There is no overflow parking planned for that area.

DRAFT

Morgan clarified that there would be no dismantled vehicles on site. She asked if there would be vehicles behind the buildings. McLean stated there would be no dismantled vehicles, and the intent is to have no vehicles behind the buildings.

Morgan asked about allowed signs. Hill stated that two signs are allowed – the existing sign plus another ground sign.

Morgan asked about parking on the VanderMill site. McLean stated that vehicles would park along the concrete and across the front of the site. Paving will be installed after MDOT finishes road work in 2021.

Ketchum asked about phasing the improvements and the landscaping. McLean stated that the entire project is on hold until MDOT finishes their curb cuts. He is asking for a temporary two-year Special Land Use to allow for vehicles sales on the VanderMill site. Parking for vehicles would be from the power line to the west.

Morgan asked about a cross-access easement. Hill stated that the Township recommends easements to each adjoining property. Bultje stated that the Planning Commission can use a declaration from an owner that they will grant a cross-easement to the adjoining properties, and when the owners of the other properties have a site plan review they will be asked to grant an easement. Bultje noted that the easements are focused at the property lines.

Motion by Latsch, support by Dyck, to approve the Lakeside Automotive Group, LLC site plan and special land use permit, plans dated February 19, 2020 as presented as it meets the following sections:

- Section 326 – General Review Standards
- Article 6 – Landscaping
- Article 7 – Parking and Lighting
- Section 902 – Special Land Use Review Standards
- Section 955 – Vehicle Sales Special Land Use Requirements
- Section 1005 – Site Plan Review Standards
- Article 12 – Access Management Standards
- Article 13 – Sustainable Community Assessment
- Article 16 – Architectural Standards

The following conditions of approval shall be added:

1. Cross-access easements to the adjacent lots shall be provided in a manner acceptable to the Township Attorney. If the Vander Mill property will not be combined with the existing Lakeside Property, then a cross-access easement will also be required between these two parcels.
2. Landscaping shall be installed as shown in the landscape plan dated February 19, 2020.
3. Parking bumpers shall be added to all customer parking spaces.
4. All lighting shall be dark sky compliant with recessed luminaries.
5. Lighting shall be located in a manner as to not cause glare or impede vision on the adjacent roadway. Luminaries in light fixtures adjacent to M104 shall be shielded and not visible from the traveled surface of M104.
6. A storm water agreement with Ottawa County shall be obtained.
7. A soil erosion permit from Ottawa County shall be obtained.

DRAFT

8. Access approval from Michigan Department of Transportation shall be obtained.
9. The applicant shall comply with all verbal representations and all documentation submitted.
10. The applicant shall comply with all local, state, and federal laws, as applicable.
11. The applicant may place vehicles for sale on the VanderMill site, beginning at the power line and continuing to the west, without installing any of the proposed improvements for a period of two years. This recognizes that the site plan that was reviewed for the VanderMill site is the site as it exists on February 19, 2020. In addition, the applicant will enter into an agreement with the Board of Trustees regarding the limited Special Land Use.

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

F. The Villas at Spring Lake Country Club – Request for minor PUD amendment

Mike McGraw presented the request for the proposed minor PUD amendment. He stated that they did not expect the measurement of the distance between buildings to include the eaves. They were anticipating that the measurement would be foundation to foundation. He stated that the units can be built without eaves, but that they look nicer with eaves. The anticipated overhang is between 8 and 18 inches. They would like a clarification that the minimum distance of 16 feet for building-to-building separation is to be measured between foundation walls.

Tiles asked how many 18-inch overhangs are expected. McGraw stated that there will be a few, but not all the overhangs will be that large.

A letter from Tim Parker, president of Spring Lake Country Club was received. He stated he is strongly supportive of the change.

Motion by Morgan, support by Dyck, to confirm that the additional details laid out in the February 7, 2020 letter from Nederveld constitute a minor amendment to the Villas at Spring Lake Country Club PUD under Section 1413b of the Zoning Ordinance.

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

G. Zoning Ordinance Amendments

1. Self-Storage Facility

Adam Beck, owner of Laker Lockers, stated he is requesting two changes to Section 942. One change is to require a minimum of 30-foot drives, which is the industry standard. The other change would allow for outdoor storage of RVs, boats and other items.

Commissioners discussed the draft ordinance. They directed Bultje and Hill to prepare ordinance language and bring it to the March meeting for review.

DRAFT

2. Tree Canopy Regulations – Discussion
 3. Minimum Lot Size in R-3 Cottage Residential – Discussion
- These items will be discussed at a future meeting.

H. Commissioner Comments

1. Township Board: The Board is working on the budget.
2. ZBA: No report.
3. Community Development Director: No report. Bultje gave a review of pending legislation, specifically related to zoning, which would impact the Township.

I. Adjournment

Morgan moved to adjourn the meeting at 9:29pm. Tiles seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission