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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
JUNE 24, 2020 – SPECIAL MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Crystal Morgan, Jerry Rabideau, David Rumpel, Russ Tiles  
ABSENT: None  
PARTICIPANTS: Ron Bultje, Township Attorney

*Pursuant to Executive Order No. 2020 – 129, the Township of Spring Lake Planning Commission conducted its business via conference call to mitigate the spread of COVID-19. Members of the public were encouraged to dial in to this meeting. Members of the public were not required to register or otherwise provide information to attend.*

**A. Call to Order**

Rumpel called the meeting to order at 7:02 pm.

**B. Lakeside Automotive Group Site Plan and Special Land Use Revision**

Gordon Gallagher Spring Lake Township Manager, presented the request for an update to the Lakeside Automotive Group site plan. A turn lane will be added to M104 from Krueger to 148<sup>th</sup> Ave. The plan is to install the turn lane in the spring of 2021, with a backup plan for fall of 2021. MDOT wants the Lakeside Automotive driveway locations finalized by July 1. The current guidance from MDOT is to have driveways and roads directly across from each other. This results in driveways across from 150<sup>th</sup> Ave, across from the commercial area and across from Alles Tire/Spring Lake Townhomes. The three existing driveways will be abandoned. MDOT will install the new driveways at their expense through the right-of-way to the property line. The new driveways will improve M104 safety and will comply with the Township’s access management plan.

The existing driveway between Lakeside Automotive and Vander Mill was installed as required by the Township at that time. MDOT guidance has changed since the initial installation.

The Township talked to Andrew McLean about the two proposed driveways on his property. McLean stated he has concerns about the timing of the driveway installation and the operation of Lakeside Automotive and Vander Mill. He has not finalized the deal to purchase the Vander Mill property. This request is to consider a new condition to allow more time for the acquisition.

Bultje stated that there were three differences between the approved condition and the proposed condition: when the two-year time period starts; the possibility of an extension of the two-year time

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period; and during the first year of the two-year period Vander Mill may operate simultaneously with Lakeside Automotive on the Vander Mill property.

McLean stated that there are still details to work out on the acquisition of the Vander Mill property. He will lease the property back to the current owner through the end of this year. However, during this time he would like to park some cars along the edge of the lot for display.

Bultje stated that the condition was drafted to allow Lakeside Automotive to sell vehicles on the Vander Mill property as Vander Mill is operating, or Lakeside Automotive may wait until Vander Mill finishes operation before utilizing that property.

Bultje stated that the Special Land Use is related to the Lakeside Automotive expansion to the Vander Mill property, and not related to the existing Lakeside Automotive site.

Latsch asked if display space along M104 is being lost. McLean stated that he was trying to allow the preferred MDOT curb cuts, as the current owner of Vander Mill is not interested in any change to the driveway. McLean stated he will install part of the site plan to extend to the new driveway to make it functional. Vehicle displays will be adjusted around the driveways.

Ketchum asked if MDOT will rehabilitate the old driveway areas. Gallagher stated that they would, and that MDOT will allow a little flexibility on the timing of the removal of the existing driveways.

John Nash stated that MDOT may allow the joint driveway to stay in place for up to one year.

Ketchum stated that if Lakeside Automotive moves cars to the Vander Mill property while Vander Mill is still operating, there is concern for the safety of car-shopping pedestrians and Vander Mill customers. McLean stated that there haven't been any issues with Vander Mill events in the past. He stated he could pull the vehicles from the Vander Mill property during events or if it seems unsafe to have them on the property.

Tiles asked if all the Vander Mill Special Land Use approvals are expired. Bultje stated that the Zoning Ordinance has a one-year time frame to initiate action on Special Land Uses, so if nothing has been done for more than one year they have expired.

Tiles stated that he would like a clear definition of locations where cars can be displayed while both businesses are operating. McLean stated he would like to use the space from the existing sign to the west, but nothing further north. His intent is to pave enough of the property to make the driveway operational. He will pave to the east and north to tie into the existing Vander Mill concrete.

Motion by Morgan, supported by Ketchum, to revise the 11<sup>th</sup> condition of the site plan and special land use approval granted at the February 19, 2020 meeting to Lakeside Automotive Group, LLC, as the revised 11<sup>th</sup> condition is stated in, and for the reasons given in, the June 16, 2020 memorandum from the Township Manager.

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

**C. Adjournment**

Ketchum moved to adjourn the meeting at 7:38pm. Latsch seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission