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

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

*Pursuant to Executive Order No. 2020 – 154, 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. Approval of Agenda**

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

**C. Approval of Minutes**

Morgan made a motion, support by Ketchum, to adopt the Planning Commission July 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. Spring Lake Townhomes – Extension of Approved Site Plan Request**

Michael Maier described the request for an extension of the project completion. The construction would have been finished, but was delayed due to the COVID shutdown.

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Hill clarified that the original resolution of approval required the project to be complete by August, 2020. The request is for a six-month extension. Major portions of the project are finished, and only the final details remain.

Maier stated that he is confident the project will be completed in the six-month extension.

Motion by Ketchum, support by Latsch, to extend the approved site plan for six months from August, 2020. A roll call vote was taken and the motion passed unanimously.

**F. Legacy Point PUD – Consideration of PUD Amendment Resolution**

Bultje stated that after the last Planning Commission meeting he prepared a resolution and report regarding Legacy Point at the direction of the Commissioners. After approval of the resolution and report the Planning Commission would be recommending that the Board of Trustees reject the requested change to the conditions of the PUD approval.

Hill discussed the PUD approval process. There is a preliminary approval from the Planning Commission, preliminary approval from the Board of Trustees, and final approval from the Planning Commission. Hill asked about waiving the final Planning Commission approval for this amendment. Bultje stated that waiving the final approval was not included in the resolution and report because there would be nothing for the Planning Commission to review if the Board agrees with the recommendation.

Ketchum noted that Hill shared a letter from Ben Stoep, attorney for Betty Wachter, disputing some of the items in the resolution and report.

Motion by Latsch, support by Ketchum, to adopt the Resolution and Report re Amendment for Legacy Point Development Co, draft date 8/5/2020, as presented and recommend to the Board of Trustees that they deny the request for a PUD amendment. A roll call vote was taken and the motion passed unanimously.

**G. Wildwood Springs PUD – Consideration of an Amendment to Create a 17-Unit Site Condo Development**

Ketchum recused himself from this item because he lives in the noticed area.

Hill stated that this is a preliminary review of a PUD amendment. The Sustainable Communities Assessment has been completed, and the score meets the requirements of the ordinance.

David Bos presented the request for The Gate Houses at Wildwood Springs. The request includes two parcels that were included in the original PUD, plus part of a parcel to the north of those parcels. The owner of parcels along 174<sup>th</sup> Ave will be able to access water, sewer and utility service through the Gate Houses. This will allow additional adult foster care buildings and one single family home to be constructed.

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Bos stated he is proposing 17 sites for single-family detached condos. The original PUD was approved for commercial use on these parcels. There has never been any interest in commercial uses at this location. The 17 site will have houses with 1400 to 1700 square foot English cottage style homes with lower levels, and two-car garages. Five of the sites will front existing ponds.

Bos stated that he met with all the homeowner association boards in Wildwood Springs and the feedback was positive.

The wetland consultant for Bos stated that there are no regulated wetlands on the site.

Bos stated he sent a follow-up note to the Planning Commission because he had not received all Township comments in time to incorporate all requested items in the submitted plans. Bos stated that he will comply with everything requested.

There was a question about flexibility regarding building envelopes. Bos stated that the only flexibility he was requesting was to bring the front wall forward two to four feet if the purchaser wanted more square footage. There is no need for flexibility on the rear setback.

Bos stated that they will be incorporating a lot of universal design in these condos. Many will have zero-step entries. The inside layout will be designed for aging in place, with bathrooms, doorways and kitchens designed for aging users.

The narrower right of way that was proposed is because he is not building streets, he is building driveways to the condos. Therefore, there is less right of way needed. Sidewalks were not included because the design minimized paving and maximized landscaping. There will be landscaped berms along both sides of the parkway. The area near the southwest corner of the parkway and 174<sup>th</sup> Ave will not be disturbed. There is mature natural vegetation there, along with power and cable switching equipment boxes.

Bos stated that overall the proposed development meets the intent of the Zoning Ordinance and complements the Wildwood Springs PUD.

Rumpel asked what percentage of the condos would be barrier free or zero step. Todd Struve, Exxel Engineering, stated that 70 to 80 percent of the condos would be zero step, and 100 percent would be aging in place friendly. Some may have a step in the garage. A ramp will not be added unless requested due to the requirement to meet ADA standards for the ramp.

Rumpel asked if there would be any amenities added to this area of the PUD. Bos stated that he was trying to figure out the space to add amenities. Snow storage is a challenge in compact developments, which are encouraged by the Zoning Ordinance. He would like to include benches, but they cannot be located where they interfere with the plows. The units on the south side of the parkway are near an existing sidewalk. For the units on the north side, if Commissioners approved, the street could be made 20 feet wide instead of the proposed 24 feet, and a sidewalk could be included on one side of the street. Possibly a bench could also be included.

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Rumpel asked if reducing the number of units would increase the green space. Bos stated that it probably would not help because of the space distribution. Also, removing even one unit would make this development uneconomical.

Rabideau asked about snow storage, and whether snow would be removed if it got too deep. Bos stated that snow could be removed if necessary. There is some room for snow storage included in the design, and front yards can be utilized. Some units were spaced further apart to allow for more snow storage. Also, if Commissioners preferred, the landscape berms could be shortened, which would create more snow storage.

Rabideau asked if other areas in Wildwood Springs have complained about snow removal problems. Bos stated that there are always complaints when there is a heavy snow, but that the complaints are always addressed.

The public hearing was opened at 7:52pm.

Michael Kuras, 18246 Lost Creek Ln, stated he is president of the Cottages Association. He noted that the existing neighborhood is maturing, with parts up to 25 years old. Bos was asked to refresh existing amenities, and Bos refused. The Wildwood Springs neighborhoods paid to refresh the clock tower at the entrance, which will help Bos with marketing the new condos, and the neighborhoods would like something reciprocal. Kuras also stated that the proposed lighting should be carefully considered, and traffic flow for the entire neighborhood should be reviewed. He stated he believes snow removal will be an issue.

Doug Zuidema, 17844 Lost Pond Ln, stated that he has served on four boards within Wildwood Springs, and is not sure who Kuras is referring to when he states "we want." Rumpel asked Kuras to clarify, and Kuras stated he was using "we" informally, and based his comment on informal conversations with neighbors, but it was not a formal statement from any association.

Motion by Rumpel, support by Morgan, to close the public hearing at 7:58pm. A roll call vote was taken and the motion passed.

Morgan asked if the new neighborhood would be part of an existing homeowners association. Bos stated it would be a separate association, and also part of the master Wildwood Springs association.

Morgan clarified that the benches shown on the plan are existing. She asked if there are any access points to the two ponds shown on the site plan. Bos stated that the Wildwood Springs association board opposed access to the ponds. An overlook would invade the privacy of existing homeowners on the other side of the pond. The overlook which exists on the pond on the Parkway was sited so it does not look into any homes.

Bos stated that the amenities which have been installed in Wildwood Springs are sufficient to handle all the people, including the new neighborhood. Not all neighborhoods in Wildwood Springs have individual amenities.

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Morgan stated that she is considering the neighborhood in the context of the entire Wildwood Springs PUD. She stated she is not sure there is value in a sidewalk to four units on a narrow street.

Hill stated that he would like to be sure that the sidewalk access along the parkway is ADA accessible. While the Township does promote sidewalks, they probably are not necessary in this neighborhood, as there are available existing sidewalks.

Morgan asked for clarification on the flexibility requested for the front walls, and whether that would mean moving the garage forward. Bos stated that he would not be moving the garage forward, just moving the front wall forward toward the front of the garage.

Motion by Latsch, support by Dyck, to direct Bultje to prepare a resolution and report recommending approval of the PUD amendment to the Board of Trustees. A roll call vote was taken and the motion passed unanimously.

Bos stated he will be submitting an amended plan to incorporate items from the staff reviews and items discussed at this meeting. Bultje will include this amended plan in the resolution and report.

#### **H. Self-Storage Facilities – Review of Township Board Comments**

Hill stated that the proposed changes to Section 942 were presented to the Board of Trustees at their July meeting. Their response included concerns about allowing outside storage. Some storage facilities approved in the past did not include outside storage, and fairness was a concern.

Commissioners discussed outdoor storage and other changes to the draft ordinance. Commissioners directed Hill to revise the ordinance for discussion at the September meeting.

#### **I. Temporary Uses – Review of Draft Zoning Ordinance Text Amendment**

Hill presented a draft zoning ordinance text amendment related to temporary uses such as fireworks tents and food trucks. Commissioner discussed the draft and directed Hill to gather more information for a future meeting.

#### **J. Commissioner Comments**

1. Township Board: Brian Sipe is leaving as Fire Chief. There is a candidate to replace him that everyone is happy about.
2. ZBA: There were five applications reviewed at the last meeting. Most were related to waterfront issues. Two waterfront setback determinations were made, two waterfront accessory structures were approved with conditions, and a front yard setback and accessory building authorization for a new home were approved with conditions.

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3. Community Development Director: Hill noted that there are training opportunities available for Commissioners. If anyone is interested the Township will cover the cost. As part of the Township Redevelopment Ready Community and Township of Excellence programs, this training should be tracked. Hill stated that M104 will have center turn lanes installed in 2021, and he asked Commissioners for input on ways to slow traffic beginning at 148<sup>th</sup> Ave.

**K. Adjournment**

Ketchum moved to adjourn the meeting at 9:28pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission