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**SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
SEPTEMBER 16, 2020 – REGULAR MEETING**

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

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 August 19, 2020 regular meeting minutes as presented. A roll call vote was taken. The motion passed unanimously.

**D. Public Comments**

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

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

Hill reviewed the resolution and report drafted by the Township attorney. The report lists the basis for the Planning Commission decision based on requirements of the Zoning Ordinance. Section 12 of the report lists conditions that the developer must meet and needs to be reviewed carefully.

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Section 12 h relates to the time to complete the development. Commissioners and the developer agreed that one year for completion of the infrastructure and ten years for the balance of the construction is reasonable.

Section 12 q, related to sidewalks, was removed, as there are no new sidewalks proposed in this amendment.

Section 12 u, related to sites with slopes exceeding 20 percent, was removed, as it is not applicable to this site.

Sections 12 v and w, related to dwelling standards, were reviewed extensively. The recessed garage condition was removed from Section 12 v, and the detailed energy requirements were removed from Section 12 w.

David Bos, developer, stated that he does not anticipate any setback changes from those presented on the site plan. The only possible change to the building footprint would be the front wall of the house moving forward. However, the front wall could not be moved past a point two feet behind the front of the garage. The side and rear setbacks and the garage setback would not change.

Bos stated that he submitted a revised site plan that addressed comments from previous Planning Commission meetings. The site plan does not show a narrowed street to the north because the Fire Department opposed the change. Bos stated that the access drives were widened to meet the Fire Department request.

Bultje noted that on page 2 of the report, the August 7, 2020 date will be changed to August 20, 2020, to reflect the updated submission from the developer.

Motion by Latsch, support by Morgan, to approve the Resolution and Report, draft date September 8, 2020, as amended.

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

#### **F. Self-Storage Facilities – Review of Proposed Zoning Ordinance Text Amendment**

Hill presented changes to the draft ordinance that were made based on comments at the previous Planning Commission meeting. Several further revisions were discussed, and will be incorporated in the final version of the text amendment.

Motion by Rumpel, support by Latsch, to recommend approval of the Self-Storage Facilities Zoning Ordinance Text Amendment to the Township Board of Trustees, subject to revisions by Hill and Bultje based on discussion at the September 16, 2020 Planning Commission meeting.

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

**G. Master Plan Update - Discussion**

Hill stated that the Township is working on the Redevelopment Ready Communities program through the MEDC. This program audits the planning and zoning processes and identifies properties which are possibilities for redevelopment. As part of the process the Master Plan needs to be reviewed. The Township has hired the Ottawa County Department of Planning and Performance Improvement to work with the Township on the Master Plan review.

**H. Commissioner Comments**

1. Township Board: The Township received a grant for the Fire Department. The original request included a Township match, but the final award did not require the match. The Board tabled action on the Legacy Point PUD amendment request.
2. ZBA: There was one application for an expansion of an existing accessory building. Because the building is in a front yard, it's nonconforming under the current Zoning Ordinance. Therefore, a variance was required before the addition could be allowed. The addition also required an authorization, as it was larger than allowed by right. Both requests were approved.
3. Community Development Director: No report.

**K. Adjournment**

Latsch moved to adjourn the meeting at 8:54pm. Rumpel seconded the motion, which passed unanimously.

Respectfully submitted,

David Rumpel, Chairperson  
Planning Commission