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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 17, 2021 – REGULAR MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Jerry Rabideau, David Rumpel, Sarah Somers (arrived at 7:20pm)
ABSENT: Russ Tiles
PARTICIPANTS: Lukas Hill, Township Community Development Director
Ron Bultje, Township Attorney

Pursuant to PA254 of 2020, 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 7:00pm.

B. Approval of Agenda

Ketchum made a motion, support by Latsch, to approve the agenda as presented. A roll call vote was taken. The motion was approved unanimously.

C. Approval of Minutes

Latsch made a motion, support by Ketchum, to adopt the Planning Commission January 20, 2021 regular meeting minutes as presented. A roll call vote was taken. The motion was approved unanimously.

D. Public Comments

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

E. Laker Lockers – Special Land Use Request to Expand a Self Storage Facility

Hill discussed the status of the reviews of this proposal. An email was received from PM Blough, Inc. regarding landscaping. This email was sent to the applicant, and a response was received. A wetland buffer permit will be required. The plan was discussed by the Wetland Review Board and there were no concerns. The plan includes restoration of the site with native species.

Latsch noted that the site is very flat, and expressed concern about the possible buildup of silt in the stormwater piping. Jim Milanowski, project engineer, stated that the system was designed with the minimum scouring velocity in mind, and was designed to match the existing system, which has been functioning properly for 20 years. The catch basins will need occasional maintenance. There has never been flooding at the site, even in 2020, when there was a lot of flooding in the Township. He is working with the Drain Commissioner to get stormwater system approval. Adam Beck, property owner, stated that there are cleanouts along the pipes so sections can easily be accessed for cleaning.

Rabideau asked if the Fire Department approved the dead end lanes. Hill stated that the Fire Department reviewed the plans and submitted a short list of changes, but that the list did not include anything related to the dead ends.

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Rabideau asked about the status of the landscape plan. Hill stated that he recommends the Planning Commission approve the concept of the landscape plans that propose pockets of landscaping, and have Beck work with PM Blough on the types of plantings. Milanowski stated that the maneuvering lanes need to be open for security purposes, and for snow plowing and snow storage. They will landscape the rest of the site in pockets.

Rabideau asked if there will be an orderly method for parking vehicles in the outdoor storage area, as it is important for the outdoor storage to be organized and neat. Beck stated that there will be a uniform parking system, with assigned spaces for individual vehicles.

Rabideau asked about the barrier around the outdoor storage area. Milanowski stated that the ordinance requires a solid fence, so that is what they proposed.

Ketchum stated he would like the applicant to work with PM Blough on the plantings. Beck stated that he has discussed the landscaping with Hill and is willing to work with PM Blough. He stated that the landscape ordinance requires plantings, and the architecture ordinance requires nice-looking buildings, which are then covered with the landscaping. He would like to make the ordinances work together.

Ketchum asked if there is a watering program for the first two years, and if Beck is committed to maintaining the plants. Beck stated there is no water onsite, but he has a tank on a trailer that he can use for watering the plants. He stated he will maintain the plants, and will water them if needed.

Rumple asked Beck to confirm that he will work with PM Blough on the landscape plan. Beck stated that yes he will work with PM Blough and Hill to get a good plan.

Ketchum stated that he is a member of the Wetland Review Board, which was acting in an advisory capacity on this application. He stated that the consensus of the Wetland Review Board is that the plan is good and there is no problem with impacting the wetland buffer, as the impacts will be restored with native plantings.

Ketchum asked if a Sustainable Community Assessment was submitted. Beck stated it was but that a lot of it did not apply to this project. Hill stated that Beck was correct, and the Assessment does not work well for a facility like this, although Beck considered energy and environment as best he could. The use of native plants was discussed.

The public hearing was opened at 7:36pm. There were no comments. Motion by Latsch, support by Rumpel, to close the public hearing at 7:37pm. A roll call vote was taken. The motion was approved unanimously.

Motion by Latsch, support by Ketchum, to approve the Laker Locker Site Plan and Special Land Use as presented, as the application meets the following sections of the Zoning Ordinance:

- Section 326 – General Review Standards
- Article 6 – Landscaping
- Article 7 – Parking and Lighting
- Section 902 – Special Land Use Review Standards
- Section 942 – Self Storage Facilities

- Section 1005 – Site Plan Review Standards
- Article 12 – Access Management Standards
- Article 13 – Sustainable Community Assessment

The following conditions of approval shall be added:

1. Landscaping shall be installed as approved by staff and the Landscape Architect. Landscaping shall be maintained perpetually.
2. All lighting shall be dark sky compliant with recessed luminaries. No light fixture for door access shall be more than 10 feet from grade.
3. Wetland Setback Permits shall be obtained for the minor setback intrusions.
4. The applicant shall obtain a storm water permit and a soil erosion permit from Ottawa County prior to construction and record a storm water maintenance agreement with the Ottawa County Register of Deeds prior to certificate of occupancy.
5. The site plan and special land use shall remain compliant with all federal, state, and local laws.
6. The applicant shall comply with all verbal representations.

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

F. Zoning Ordinance Text Amendment Considerations
Residential Accessory Structures

- i. **Accessory Buildings in the front yard of non-waterfront lots**
- ii. **Waterfront Accessory Structures**

Hill stated the Planning Commission has been working on these text amendments for about six months, and the Township Board has considered the draft ordinances. The Township Attorney has reviewed the text amendments and has drafted an ordinance for discussion. Commissioners discussed the draft ordinance.

The public hearing was opened at 8:01pm. There were no comments. Motion by Ketchum, support by Rumpel, to close the public hearing at 8:02pm. A roll call vote was taken. The motion was approved unanimously.

Motion by Latsch, support by Ketchum, to recommend approval of the ordinance to the Township Board, and to direct the Township Attorney to put the draft in ordinance form. A roll call vote was taken. The motion was approved unanimously.

G. Commissioner Comments

1. Township Board: The Board is continuing to work on the budget for the 21/22 fiscal year. Orchard Market was named Business of the Year for 2020. The budget public hearing is set for March 8, and the Annual Meeting is set for March 22. There will be construction on M104 this summer, to add a turn lane. Driveway alignment will be addressed, and a bike path will be added in conjunction with the MDOT work.
2. ZBA: Three applications were considered. A waterfront accessory structure authorization was approved and a rear yard setback variance in Strawberry Point was approved with conditions. A lot split to create nonconforming lots was tabled, with a request for the Township Attorney to draft a resolution of denial.

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3. Community Development Director: The 2020 year-end planning report has been distributed. 2020 was a busy year for construction. The community engagement plan for the Master Plan review will be on a future Board agenda. Next month's Planning Commission meeting will include a site plan amendment for Lakeside Autos and a final PUD approval for The Gatehouses at Wildwood Springs. The developer of The Gatehouses is requesting Board approval to start installing utilities prior to final approval.

H. Adjournment

Ketchum moved to adjourn the meeting at 8:14pm. Rumpel seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission