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

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Jerry Rabideau, David Rumpel, Sarah Somers, Russ Tiles  
ABSENT: None  
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 7:01pm.

**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 February 17, 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. Lakeside Automotive Group – Preliminary Review of Site Plan Amendment**

Hill stated that this was a preliminary review, as a required notice for a public hearing regarding the Special Land Use was not sent. The public hearing will be held at the April meeting. There are two major proposed changes to the site plan. An additional parking lot will be added east of the existing Vander Mill building, and the existing Lakeside Auto building will be expanded. There are no proposed changes to the facades or the landscaping. There is discussion about trees in the MDOT right of way, but that still needs permission from MDOT.

The cross-access easement for access to the Westgate property to the east needs to be discussed with MDOT. There is concern about the length of the easement and safety of pedestrians.

Latsch stated that the lighting needs to be correct, and not too bright or too dim. Ketchum stated he would like a discussion about the lighting. Hill stated that the ordinance states the luminary cannot be visible from M104. Bultje stated that there are detailed lighting conditions included in the previous site plan approval. Tiles stated that he would like to discuss the luminaries chosen, and whether there is a way to adjust the light temperature after dark.

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Latsch asked about updating the construction schedule as the MDOT timing is now known. Hill stated that Andrew Mclean, the property owner, would like to keep the schedule flexible.

Rumpel stated he was concerned about tree removal, and how that would be monitored. Hill stated that MDOT will be removing the large tree in the right of way.

Ketchum asked if there is a designated place for unloading semis, other than on the shoulder of the road. Hill stated that a location should be indicated on the plans.

Ketchum asked if the repair shop is for only Lakeside Auto vehicles, or if the public can use the shop. He also expressed concern about a body shop and damaged vehicles being stored outside. Hill stated that historically the repair shop has been open to the public.

Ketchum asked if irrigation will be included for the landscaping. Hill noted that along M104 most of the plants will be Pennsylvania sedge, which is one to two feet tall. The corners will be enhanced with additional landscaping.

Latsch asked if parking would be allowed on unpaved areas, and is concerned that cars not be parked for long times on unmowed areas. Hill stated that in certain areas parking on unpaved surfaces would be acceptable, but areas where people will be walking should be paved.

Hill stated he would inform Mclean of the discussion so items can be addressed at the April meeting.

**F. The Gatehouses at Wildwood Springs – PUD Amendment Final Review**

Ketchum recused himself as he lives in the noticed area for this item.

Bos stated that he is requesting final PUD approval. They have commenced site work in preparation of approval. They have fulfilled all requirements for approval except for a water main permit from EGLE. They are expecting that to be issued soon. Hill stated that the water main permit will not change the overall layout of the development.

Rumpel asked how many of the houses would be barrier-free. Bos stated that he expects 70 to 80 percent will be built that way.

Rumpel asked if there would be any additional amenities installed in the Gatehouses area. Bos stated that he has been discussing ideas with residents and has not determined an amenity or location that will not invade the privacy of residents. Existing amenities include a bench at the entrance, a community center, pool, fitness center, pond overlook, and sidewalks throughout Wildwood Springs that connect to bike paths at both ends of the overall development. Latsch stated that he considered the guest parking spaces an amenity, and believes that removing the parking to add benches would be a negative.

Rabideau asked about the requested flexibility of building footprints, and whether the issue was resolved. Bos, Hill and Bultje stated that it is covered appropriately in the resolution.

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Hill showed the landscape plan and asked if it creates the desired buffer, and if enough plants are included. Bos stated that he has been updating the plan and specifying plant material. He stated that there needs to be a balance between sufficient plant material and leaving space for the plants to grow. The submitted plan was conceptual and he is working on a detailed plan. After discussion, Hill stated he was comfortable having staff approve the final plan. Bultje suggested that the resolution be amended to include the four conditions of the March 10 Hill memo, with the final landscape plan to be approved by staff with any landscape architect help requested, with the final plan to return to the Planning Commission if there is a dispute. Commissioners agreed that was acceptable.

Motion by Latsch, support by Dyck, to approve the Resolution and Report as presented, with the additional conditions from the March 10 Hill memo, and with Township staff to approve the final landscape plan. A roll call vote was taken. The motion was approved unanimously (Ketchum abstained).

**G. Commissioner Comments**

1. Township Board: The Board is continuing to work on the budget for the 21/22 fiscal year. The Annual Meeting is set for March 22. The fire fighter of the year was awarded to John Fogel. The Board had a lengthy discussion of the proposed accessory building text amendment, and will continue discussion at a future meeting. The Board is working on a no wake zone ordinance, which is a long process.
2. ZBA: A lot split to create three nonconforming lots was denied.
3. Community Development Director: The community engagement plan for the Master Plan review was presented to the Board and they want to move forward.

**H. Adjournment**

Rumpel moved to adjourn the meeting at 8:42pm. Ketchum seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary  
Planning Commission