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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 21, 2021 – REGULAR MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch (arrived at 7:05pm), Jerry Rabideau,
David Rumpel, Sarah Somers (left at 9:10pm)
ABSENT: Russ Tiles
PARTICIPANTS: Lukas Hill, Township Community Development Director

Pursuant to PA254 of 2020 and an Ottawa County emergency order, 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 Dyck, to approve the agenda as presented. A roll call vote was taken. The motion was approved unanimously.

C. Approval of Minutes

Dyck made a motion, support by Somers, to adopt the Planning Commission March 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 –Review of Site Plan Amendment

Latsch arrived at 7:05pm.

Hill stated that the overall site plan includes the originally approved plans, with additional changes. An additional parking lot will be added east of the existing Vander Mill building, and the existing Lakeside Auto building will be expanded.

Andrew McLean, property owner, stated that the parking lot expansion in the northeast corner of the Vander Mill property duplicates the approved parking lot plan. There will be a service expansion on the north side of the existing building. Due to the greatly increased costs for construction, he requested a two-year extension to the approval. Also due to the increased construction cost, the front façades of the buildings will use painted wood rather than architectural aluminum. The previously-approved stone will still be used, and the look of the façade will be the same.

Rumpel asked about the proposed lighting. McLean stated there were two issues. The current lighting is not compliant with the Township ordinance. The fixture is compliant, but the fixtures are not installed correctly on the poles. These fixtures will be adjusted to downward facing when the expansion is completed, so the whole lot will be compliant. The wall packs on the existing building are not dark-sky compliant. He will update the existing lighting if necessary.

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McLean stated that the chosen light fixtures are designed to focus the light toward the lot, away from M104. The fixtures are approved by the International Dark Sky Association and have fully-recessed luminaries. The photometrics listed in the original approval will be met.

Rumpel asked if the lights will dim later in the evening. McLean stated that dimming is not an option as the lights need to be on for security reasons. He will be using lower-lumen bulbs, so the lights will not be as distracting as those on some car lots.

Latsch and Hill expressed concern that the luminary will be visible. McLean stated that when the fixtures are installed correctly the luminary will not be visible. He is meeting the standards for pole height and fixture choice. Somers noted that the standard for someone seeing the luminary would be a reasonable person driving down the road.

Latsch asked how the light intensity could be measured to ensure compliance. Hill stated that he or the Township engineer could measure the intensity, and if the reading does not meet the photometric plan it would be a violation.

Rumpel asked about vehicle display east of the power poles on the Vander Mill parcel. McLean stated he would be grading to the east end of the property to meet MDOT requirements for curb cuts. Therefore, he wants to display cars on the entire property. Hill stated that the site plan approval was in two phases, and the first phase of approval allowed sales west of the power lines. McLean stated that the original approval envisioned the east part of the property remaining ungraded, and no display of cars on grass was to be allowed. If he grades and installs gravel or asphalt on the east part of the property he wants to be able to display cars. Hill stated that the interpretation of the original condition is that the rest of the site can be used for display once all improvements are in, and not before. Mclean stated he wants the ability to do the improvements in phases and use the additional area for display before all improvements are completed. Somers stated that modifying the condition would be the best course of action.

Ketchum asked about the cross-parcel easement with the Westgate property. Hill stated that he discussed the easement with MDOT, and MDOT is still requiring the easement. There is a concern that the easement may be an undue burden on the Lakeside Auto site if a gas station is built. Hill stated that the Township and McLean need to work on wording of the easement so it is not a detriment to the Lakeside Auto property.

Ketchum asked if they rent property for unloading haulers. McLean stated that most vehicles are delivered individually. However, if they know a hauler is coming it is directed to the other property. Therefore, there is no unloading area shown on the plan.

Hill asked for clarification on landscaping in the islands in the additional parking area. McLean stated it will be the same as the islands already approved.

Hill asked about phasing the project. Extending the approval for a two-year window with a possible two-year extension is acceptable. However, construction should leave the site functional, such as the stormwater system for the entire site being installed before the parking lot is installed. He will work with McLean on phasing.

Rumpel asked if the change from aluminum to wood is a problem. Hill stated that wood is listed as an option in the standards. Also, the Planning Commission can allow a change from the standards, especially as this is an existing building being improved and not new construction.

The public hearing was opened at 8:49pm. There were no comments. Motion by Rumpel, support by Latsch to close the public hearing at 8:50pm. A roll call vote was taken. The motion was approved unanimously.

Commissioners considered the review standards for a site plan review. They also discussed possible conditions to include as part of approval.

Somers left the meeting at 9:10pm.

Motion by Latsch, support by Ketchum, to approve the Lakeside Automotive Group, LLC site plan and special land use permit amendment, plans dated February, 2021 as presented as it meets the following sections:

- Section 326 – General Review Standards
- Article 6 – Landscaping
- Article 7 – Parking and Lighting
- Section 902 – Special Land Use Review Standards
- Section 955 – Vehicle Sales Special Land Use Requirements
- Section 1005 – Site Plan Review Standards
- Article 12 – Access Management Standards
- Article 16 – Architectural Standards

In addition to previous conditions of approval for the original site plan and special land use permit and the memo from Gordon Gallagher, Township Manager, the following conditions of approval shall be added:

1. Landscaping shall be installed as approved by the Planning Commission. Street trees are to be added as permitted and approved by MDOT after the road widening.
2. Parking bumpers shall be added to all perimeter spaces and spaces adjacent to buildings and landscaping.
3. All lighting shall be dark sky compliant with recessed luminaries.
4. Lighting shall be located in a manner as to not cause glare or impede vision on the adjacent roadway. Luminaries in light fixtures shall be shielded and not visible from the traveled surface of M104.
5. Large trucks shall not be loaded or unloaded onsite on a routine basis. No unloading is allowed along M104.
6. Allow vehicles for sale on the Vander Mill site west of the power lines by the Vander Mill sign without installing any of the proposed improvements as the applicant may wish wait to make the site plan improvements at a later date per the attached memo that was previously approved. The surface east of the power lines must be improved and stormwater handling installed before vehicles may be displayed east of the power lines.
7. A cross-access easement from the “Vander Mill Parcel” to the adjacent parcel to the east will need to be approved by the Township Attorney and Engineer and recorded with the Register of Deeds prior to commencing site work. If the Vander Mill property will not be combined with

the existing Lakeside Automotive property, then a cross access easement will also be required between these two parcels.

8. A soil erosion permit will be required and silt fence installed along the wetland setback to ensure no intrusions occur prior to construction
9. A stormwater permit from the Ottawa County Water Resources Department shall be obtained prior to commencing any site work.
10. Driveway reconfiguration as approved by the Township and MDOT may be completed in advance of any other improvements.
11. Install a new fire hydrant to meet fire code requirements as approved by the Spring Lake Fire Department.
12. The proposed metal panels on the façade may be changed to painted wood panels.
13. The two-year approval period begins on April 21, 2021. There is the ability to apply for an extension for an additional two years.

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

F. Temporary Uses and Outdoor Sales

Hill discussed the current draft of the temporary uses and structures zoning text amendment. Commissioners discussed the draft and suggested changes. Commissioners directed Hill to send the draft to the Board for input.

G. Commissioner Comments

1. Township Board: The Board approved the zoning ordinance text amendment related to accessory structures.
2. ZBA: The April 22 meeting has three applications, including two related to the newly-approved zoning text amendment related to accessory structures.
3. Community Development Director:
 - a. Hill stated that the Master Plan update committee will be reaching out for volunteers to interview residents of the community related to updates to the Master Plan. A survey is being developed that will guide the interview. The hope is that each board member can reach out to two to five people to get better community input.
 - b. Hill met with Zach Bisacky at Joe's Auto about his fence. The fence will be repaired. Bisacky hopes to replace the fence in the next few years.

H. Adjournment

Rumpel moved to adjourn the meeting at 9:56pm. Ketchum seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission