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**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 15, 2021 – REGULAR MEETING**

PRESENT: Harry Dyck, Greg Latsch, Jerry Rabideau, David Rumpel, Sarah Somers
ABSENT: Jack Ketchum, Russ Tiles
PARTICIPANTS: Lukas Hill, Township Community Development Director

A meeting of the Spring Lake Township Planning Commission was held at Barber School, 102 W Exchange St, Spring Lake MI 49456.

A. Call to Order

Rumpel called the meeting to order at 7:00pm.

B. Approval of Agenda

Latsch made a motion, support by Somers, to approve the agenda as written. The motion was approved unanimously.

C. Approval of Minutes

Somers made a motion, support by Rumpel, to adopt the Planning Commission August 18, 2021 regular meeting minutes as presented. The motion was approved unanimously.

D. Public Comments

A time for public comment was provided. One comment related to hedges being used as fences was offered.

E. Arcadia PUD Discussion

Chase Kloka, president of the Arcadia homeowner's association, and members of the association, updated Commissioners on items that remain unfinished in the neighborhood. They also expressed concern about construction debris on vacant lots and improperly installed sidewalks. Hill and Rabideau will follow up with Township officials to enforce the developer's contract with the Township.

F. Attached Garage Sizes - Discussion

Hill reviewed the ordinance related to attached garage size limits, and whether a clearer definition of garage is needed in the Zoning Ordinance. Commissioners agreed the common definition of garage is implied in the ordinance, and that additional rooms are not considered part of the garage, even if they are in the same area as the garage.

F. Retaining Walls - Discussion

Hill stated there have been many variance requests related to retaining walls, and the ordinance may need to be adjusted. Commissioners agreed that an authorization process may be more appropriate than a variance. They also expressed interest in allowing existing failing walls to be replaced in the same location and the same height without an authorization. Hill will continue to investigate this section of the ordinance.

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G. Master Plan Update

Hill stated that the update is moving forward, but there were no action items at this time.

H. Commissioner Comments

1. Township Board: The Board updated the Personnel Policy sections related to full-time firefighters. A PILOT for low income senior housing was approved. A policy on road ends with water access is being developed.
2. ZBA: A retaining wall variance was recommended for denial, but the application has been withdrawn. There is another retaining wall variance request in September, along with a variance request related to an accessory building on a double frontage lot.
3. Community Development Director: No report.

I. Adjournment

Rumpel moved to adjourn the meeting at 9:15pm. Latsch seconded the motion, which was approved unanimously.

Respectfully submitted,

David Rumpel, Chairperson
Planning Commission