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

PRESENT: Kelly Clark, Harry Dyck, Jack Ketchum, Greg Latsch, Jerry Rabideau, Sarah Somers, Russ Tiles
ABSENT: None
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

Latsch called the meeting to order at 7:04pm.

B. Approval of Agenda

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

C. Approval of Minutes

Latsch made a motion, support by Clark, to adopt the Planning Commission October 20, 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 property zoning was offered.

E. Master Plan Update

1. Spring Lake Township Utilities Discussion
2. Future Land Use Map Review
3. Chapter 7 – Action Plan Program Review

Kevin Kieft, Township engineer, reviewed the Township water and sewer utilities, especially as related to changes to the Future Land Use Map. Additional changes to the Future Land Use Map were discussed. The Master Plan Action Plan Program Review was discussed.

F. Retaining Walls – Text Amendment Consideration

Hill presented information related to a Zoning Ordinance text amendment for retaining walls. There have been many variances for retaining walls granted, which indicates the ordinance is not working as expected.

Commissioners discussed the proposed changes to the Zoning Ordinance, and agreed that the proposed direction would help with the number of variance requests.

Commissioners directed Hill to schedule a public hearing on the proposed ordinance at the December Planning Commission meeting.

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G. Commissioner Comments

1. Township Board: The Temporary Uses ordinance was approved by the Board. Hill presented the retaining wall issue to the Board
2. ZBA: There were two meetings of the ZBA, due to the large number of applications. One setback variance was denied. The other five requests were approved with conditions.
3. Community Development Director: No report.

H. Adjournment

Ketchum moved to adjourn the meeting at 9:16pm. Latsch seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission