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

PRESENT: Kelly Clark, Jack Ketchum, Greg Latsch, Jerry Rabideau, Sarah Somers
ABSENT: Harry Dyck, Russ Tiles
PARTICIPANTS: Lukas Hill, Township Community Development Director
Ron Bultje, Township Attorney

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 7:02pm.

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 November 17, 2021 regular meeting minutes as presented. The motion was approved unanimously.

D. Public Comments

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

E. Laker Lockers: Minor Site Plan Amendment at 16625 144th Ave

Adam Beck presented his request for a minor site plan amendment. He would like to add additional paving to the approved outdoor storage area, to make the southern end of the pavement align with the southern edge of the east/west driveway. This will allow for better maneuvering lanes in the parking area, and will make snow removal easier. Everything will be behind the proposed fence, and will not be visible from the road.

Commissioners considered the criteria for outdoor storage per the special land use standards.

Motion by Ketchum, support by Latsch, to approve the requested site plan amendment to expand the outdoor storage as presented at Lake Lockers, 16647 144th Ave, with the following conditions:

1. Comply with all previous site approvals.
2. Comply with all verbal and written representations.
3. Comply with all other applicable laws.

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

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F. The Villas at Spring Lake Country Club – PUD Amendment for Phase 3

Michael McGraw presented the request for a PUD amendment for Phase 3. The initial approval included 22 duplexes and 16 detached units. The proposed amendment includes 4 duplexes and 32 detached units. Two units were removed from the plan. All other aspects of the PUD will remain as approved.

Commissioners discussed the request and the consensus was that the PUD amendment was acceptable.

Motion by Latsch, support by Ketchum, to approve the concept of the final development plan and to authorize the developer to proceed with the final development plan for presentation to the Planning Commission at a future meeting.

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

G. Retaining Walls – Text Amendment Public Hearing

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.

The public hearing was opened at 7:42pm. There were not comments. Motion by Somers, support by Ketchum, to close the public hearing at 7:43pm. The motion was approved unanimously.

Motion by Ketchum, support by Somers, to recommend approval of the Retaining Wall Text Amendment to the Board and to direct the Township Attorney to put the draft in ordinance format. The attorney may make non-substantive changes to the draft as it is put in ordinance format, but any substantive change must be approved by the Planning Commission.

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

H. Commissioner Comments

1. Township Board: The Township purchased a parcel of land for a possible roundabout on M104, and the house on the parcel will be leased for one year. The Township joined the national opioid settlement. A policy on memorials, such as benches on the bike path, was approved.
2. ZBA: There were two meetings of the ZBA. At the regular meeting the expansion of the volume of a non-conforming structure was approved with conditions. At a special meeting, two waterfront setback determinations were considered.
3. Community Development Director: The Recreation Committee is putting together a grant application for Water Tower Park. There will be a meeting of staff and elected officials to discuss the sewer issues with the Poel property build-out analysis and the bike path capital improvements plan for necessary maintenance.

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I. Adjournment

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

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission