

DRAFT

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 16, 2022 – REGULAR MEETING**

PRESENT: Kelly Clark, Harry Dyck, Greg Latsch, Jerry Rabideau, Sarah Somers, Russ Tiles
ABSENT: Jack Ketchum
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 7:05pm.

B. Approval of Agenda

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

C. Approval of Minutes

Somers made a motion, support by Clark, to adopt the Planning Commission December 15, 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. Master Plan Update Review

Hill provided an update on the Master Plan process. The Planning Commission has discussed most of the topics presented. Demographic information will be updated with the latest 2020 census numbers. The Board of Trustees has also reviewed the summary and will provide comments.

Commissioners would like to consider holding an outdoor community engagement event before the Master Plan document is finalized. They are also interested in having a consultant review the document and make recommendations.

F. Zoning Ordinance Text Amendments

1. Fence – Hill presented a revised definition of a fence. The suggested revision is to define what a fence is, and then separately state what a fence can be made from.
2. Planned Unit Development – Hill presented suggestions for adjusting the PUD chapter to redefine open spaces and to require more landscaping. The density bonus option would be simplified and would allow the Planning Commission more flexibility.
3. Expansion of Non-Conforming Uses – There have been several recent applications to the ZBA for expanding the volume of a non-conforming structure, without changing the footprint. Hill discussed whether the ordinance should be revised, allowing volume

increases or changing the request from a variance to an authorization. Hill will continue to get input on this item.

4. Site Condominium Development – Hill stated that the Site Condominium chapter requires both water and sewer to the development, as does the PUD chapter. Commissioners discussed whether the sewer requirement could be removed for lots of larger than one acre, to allow the Planning Commission more flexibility. Hill will continue to get input on this item.

G. Commissioner Comments

1. Township Board: Rachel Terpstra has resigned from the Board of Trustees, and therefore is no longer the ZBA representative. Ellen delaRosa-Pearn has been appointed in her place. John Pearn will serve on the Board of Review. Senator Stabenow is providing support for the Township’s grant application for paramedic training. The Board is working on the budget. The Township provides funding for road maintenance every year, and they are intending to start putting money toward parks every year.
2. ZBA: There was no January ZBA meeting. There are four items on the February agenda.
3. Community Development Director: No comments.

I. Adjournment

Latsch moved to adjourn the meeting at 8:59pm. Tiles seconded the motion, which was approved unanimously.

Respectfully submitted,

Greg Latsch, Chairperson
Planning Commission