

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

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

**B. Approval of Agenda**

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

**C. Approval of Minutes**

Latsch made a motion, support by Dyck, to adopt the Planning Commission February 16, 2022 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**

1. Kevin Kieft, Township engineer, provided an update on the sewer system west of West Spring Lake Rd. The system along West Spring Lake Rd that runs through Pump Station 10 has sufficient capacity available for up to 300 homes. There is not currently sewer along 168<sup>th</sup> Ave. That limits development in that area. It is preferred to have denser development near existing infrastructure. The area along 168<sup>th</sup> Ave has more wetlands and larger parcels, and it will be difficult and expensive to extend sewer to that area.

Latsch indicated he was interested in an impact analysis for how development will impact needed sewer expansion and the associated costs. Hill stated he will investigate this issue.

2. Hill presented his proposed future land use map. He considered a balance of uses and a variety of landscapes. The area between West Spring Lake Rd and US31 was considered two service districts. The eastern section would be changed to R2, allowing development. The western section would be changed to RR, to require larger lots as there is no sewer. That section could be changed in the future if sewer is extended. Herm's Marina was added as a potential Township acquisition for a park or marina. The RR designation on Hickory west of 174<sup>th</sup> Ave would be extended to match the current zoning. Commissioners indicated they agreed with Hill's future land use map and

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agreed it was well thought out. Hill will discuss the updated Master Plan with a planning consultant.

**F. Zoning Ordinance Text Amendments**

Hill discussed a new text amendment related to attached garage size limitations. The current ordinance limits the size of attached garages, but does not address other large interior spaces such as workshops, recreational areas and storage areas. Hill would like to update the language to provide more clarity on large interior spaces, as the ZBA is seeing more requests for garages with sports courts. Commissioners agreed to continue reviewing the ordinance language.

**G. Commissioner Comments**

1. Township Board: The budget process is nearly complete. The Township is looking at potential waste hauler changes. The Township has received half of the ARPA funds and is exploring opportunities for these funds. Travis Babcock was named the Firefighter of the Year. There is again concern about a slow no wake zone on the Grand River near Indian Channel. The annual meeting of the electors is March 28.
2. ZBA: There were two requests on Fruitport Rd. A non-conforming waterfront accessory structure can be enlarged in volume, and an accessory building authorization was approved. A request to expand the upstairs of a nonconforming house was approved. An October applicant was back for a new variance because the second story addition did not happen. The whole house has been removed. The new variance was modified from the previous approval to require the side yard setbacks to be met, with only the rear yard setback variance granted.
3. Community Development Director: Short term rentals are allowed in Strawberry Point. Hill asked if commissioners were concerned about the entire area becoming short term rentals, and whether there should be limits on the number allowed. Commissioners expressed interest in waiting to see what regulations the State puts on short term rentals before moving forward.

**I. Adjournment**

Rabideau moved to adjourn the meeting at 8:52pm. Tiles seconded the motion, which was approved unanimously.

Respectfully submitted,

Greg Latsch, Chairperson  
Planning Commission