

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
MAY 18, 2022 – 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 7:00pm.

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

Ketchum made a motion, support by Clark, to adopt the Planning Commission April 20, 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. Isard Properties LLC – Rezoning Request for 16022 148th Ave

Matt Purvis, representing Matt Isard and Isard Properties, presented the request for a rezoning of the property at 16022 148th Ave. The property is currently zoned RR. The request is to rezone the property to R2, which is consistent with the Master Plan’s Future Land Use Map.

Hill stated that water and sewer are available for the parcel.

The public hearing was opened at 7:09pm. There were no comments. Motion by Latsch, support by Ketchum, to close the public hearing at 7:10pm. The motion was approved unanimously.

Commissioners considered the criteria for a rezoning request, and the memo from the Community Development Director discussing the rezoning.

Motion by Rabideau, support by Ketchum, to recommend approval to the Township Board of the rezoning request by Isard Properties, LLC, to rezone the property at 16022 148th Ave, PPN 70-03-24-400-032, from Rural Residential to R-2 Medium Density Residential as the application meets all of the criteria in Section 109 B 7 of the Zoning Ordinance, as noted by the Community Development Director in his memo to the Planning Commission dated May 9, 2022.

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

F. Arcadia PUD Amendment

Rick Pulaski and Josh Molnar from Nederveld, Brad VanderZwaag of Baumann Building, and Jake Hogeboom and Ken Vis of the development team presented the request to amend the Arcadia PUD to change two lots from planned commercial uses to residential condos.

Pulaski stated that the request is to change the southern part of the development. The original PUD proposed two parcels for commercial use with living above. The property has been on the market but they are not getting any interest. The neighbors in the condos expect a quieter atmosphere than commercial use will bring, so they are requesting a change to allow construction of condos similar to the existing properties.

Pulaski stated that there will be more green space with the change to condos. The traffic for a day care will be significantly higher than for condos, leading to a quieter environment.

Vis stated he talked to the neighboring condo owners, and they feel condos are a better fit. The association doesn't want to pay for the road upkeep for a commercial use.

Clark asked about the open space that is being gained. Pulaski stated that with a condo, there are not sheds, pools or other items in back yards, so the space will stay green.

Ketchum asked who the owner of the green space will be. Pulaski stated it will be owned by the association.

Ketchum stated that there is a need to delineate the difference between back yards and open spaces, so people feel able to use the open space. Pulaski stated it will be passive open space.

The public hearing was opened at 7:28pm.

Robert Van Rees, president of the condo association, stated the new condos will become part of the association. The eleven owners in the current condos are in favor of condos, and prefer not to have commercial uses in the subdivision. They would also like the existing curb cuts corrected, more trees along 148th Ave and along the property line with the high school, and in the area behind the condos on the north.

Latsch asked Van Rees to clarify the association's position. Van Rees stated they want the developer or builder to begin paying the association dues as soon as ground is broken, as the association has to maintain the roads and landscaping. They would also like gutters to be required on the new buildings similar to the ones that had to be installed on the existing condos.

Somers asked how old the condos are. Van Rees stated the first unit was constructed in 2019. The association had an assessment to install gutters so they didn't dip into their reserves.

Clark asked if there were any positives to a commercial development. Van Rees stated there were no positives, and the commercial will be out of place.

Clark asked how the single-family homeowners feel. Van Rees stated he talked to their association and they support the condos.

Chase Kloka, former president of the HOA for the north side of the development stated he supports moving forward with the condos. He would like a requirement to be that the sidewalks and curbs are installed properly. Pine trees should be required to block the lights from the road. Progress has been made on the HOA issues discussed last year. He doesn't want the association to have to absorb additional costs due to the condos.

Latsch asked which costs were absorbed. Kloka stated that they had to negotiate to make sure the neighborhood was completed to the condition the owners expected. There were problems with street trees and sidewalks that needed negotiation to get the costs covered.

Latsch asked if the debris piles on the undeveloped lots have been cleaned up. Kloka stated it is better than a year ago. The builder has done more to clean up. Homeowners are also picking up debris.

An email was received from Robert Van Rees, 16326 Wickshire Place, in support of the request.

An email was received from Susan Aton Hall and William Hall, 16290 Fort Myers Ave, supporting the request.

Motion by Latsch, support by Clark, to close the public hearing at 7:44pm. The motion was approved unanimously.

Ketchum stated that there is still an appeal to have commercial or retail at that location, to make a walkable community.

Ketchum asked if on-street parking is going to be removed. Pulaski stated the existing curb cuts, which were placed for commercial use, will need to be rebuilt for condos. They will leave as much parking as possible.

Hogeboom stated they had an agreement with Little Lakers to construct a day care, but they backed out due to the cost. He has talked to other day care providers, but there is no interest.

Latsch stated that mixed use can benefit the community, and asked how the commercial parcels were marketed.

Hogeboom stated that the developer does not live in the area, but is hearing from the owners that they prefer residential uses. Currently commercial real estate is very slow and there is not much new construction. It will take longer to get the parcels sold.

Somers asked if there was a performance bond for the development. Hill stated the Township still has a bond, and that would carry forward.

Hill stated that fixing the curb cuts and adding landscaping could be part of the approval. He suggested asking for a landscape plan for either use. If the property is commercial there will be a site plan review, but if it is changed to residential this is the time to review the landscaping.

Latsch asked if there is sufficient parking proposed. He would like more parking besides parking spaces along the road. He also stated that there is a need to buffer along 148th Ave with landscaping and berms to create privacy for those houses. The signage on the wooden posts was broken and need to be fixed. Also, the signs were inadequate based on the previous approval.

Bultje stated that this is not a minor PUD amendment. Therefore, there needs to be a full review, two public hearings, and a contract with the developer.

Ketchum stated he would like more information on what marketing was done. He would also like more control to protect the wetlands.

Latsch stated that landscape plans should be added to the request. He would also like proposals for signage delineating the wetlands.

Hill confirmed with commissioners that the consensus is to change the parcels to residential.

Motion by Rabideau, support by Ketchum, to table the request and to ask the developer to refine the plans, provide more information, and react to the discussion at this meeting, with movement toward a change to residential uses.

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

Pulaski confirmed that commissioners wanted marketing data to show how conditions have changed in the last six years. Bultje stated that documentation showing why they are making the change from mixed use to residential is necessary.

Pulaski confirmed the requested tree locations.

Rabideau directed Hill to discuss the walkway to the high school with the developer.

G. Zoning Ordinance Text Amendments

Hill stated the Township Board reviewed the draft zoning text amendments, and the Board generally supports the changes.

Commissioners directed Hill to set the public hearing at the June meeting for the zoning text amendments related to PUD changes, attached accessory buildings and fences.

H. Commissioner Comments

1. Township Board: The Township Board members who attended the joint PC/Board meeting were very impressed with the PC members. There are waste hauler changes coming due to the sale of RMS. The Master Plan was distributed

to the neighboring communities. The Board is working on a township-wide survey.

2. ZBA: No meetings in April or May.
3. Community Development Director:
 - a. There is a plaque near the overlook on the North Bank Trail honoring Dave Rumpel.
 - b. The Village has enacted a moratorium on short term rentals. There is concern about the number of units in the Village. The Township has about 15 short term rentals in Strawberry Point, out of 261 dwelling units.
 - c. The Master Plan draft was sent out by the Board. One Board member is concerned about the blueberry fields becoming R2, and would like the PC to consider changing that area to R1 instead.

I. Adjournment

Latsch moved to adjourn the meeting at 8:55pm. Somers seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission