

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 15, 2022 – 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 7:00pm.

B. Approval of Agenda

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

C. Approval of Minutes

Latsch made a motion, support by Somers to adopt the Planning Commission May 18, 2022 regular meeting minutes as presented. The motion was approved unanimously.

D. Public Comments

A time for public comment was provided. One comment related to store and lock facilities was offered.

E. The Villas at Spring Lake Country Club – Phase 3 Preliminary PUD Review

Hill discussed the Phase 3 application for the Villas at Spring Lake County Club. Based on the staff review dated June 8, 2022, the developer provided a response dated June 10, 2022. Hill stated that the changes requested by the applicant include a reduction of two-family units to allow more single-family units.

Hill and Commissioners reviewed the June 10 response from the developer. By consensus, it was agreed that the response addressed the concerns listed in the June 8 memo. The commissioners noted that the response states that the depicted landscaping is the minimum required landscaping for the project, and the applicant plans to provide more robust landscaping at the time of infrastructure build-out and during home construction. Commissioners stated that landscaping similar to that provided at the east entrance to the development is preferred.

Motion by Ketchum, support by Clark to direct the Township Attorney to prepare a resolution of approval for review at their July meeting. The motion was approved unanimously.

F. Zoning Ordinance Text Amendments

Hill reviewed the text amendments related to fences, PUD requirements and oversized attached garages. Commissioners made several suggestions for changes to the wording for clarification.

The public hearing was opened at 8:02pm. There were no comments. Motion by Somers, support by Ketchum, to close the public hearing at 8:03pm. The motion was approved unanimously.

Motion by Latsch, support by Ketchum, to direct the Township Attorney to put the draft text amendments in ordinance format and to bring the ordinance to the Planning Commission for review at their July meeting. The motion was approved unanimously.

G. Commissioner Comments

1. Township Board: The Township Board returned the Isard rezoning request to the Planning Commission for consideration of rezoning a larger area to conform to the Master Plan. The single waste hauler process is progressing. A committee has been named to continue developing a community survey.
2. ZBA: No meeting in May. There is a June meeting scheduled.
3. Community Development Director:
 - a. Hill will develop a zoning change proposal in the area of the Isard property for Commissioners to review at their July meeting.
 - b. The Board is supportive of the concept of a coastal resiliency study, to be shared with the Village and possibly Ferrysburg.
 - c. Becky Huttenga from the County Department of Strategic Impact was at the Board work session and discussed the purchase of development rights of agricultural properties. Hill stated he would like to ask her to come to a Planning Commission meeting for this discussion.

I. Adjournment

Latsch moved to adjourn the meeting at 8:49pm. Ketchum seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission