

**SPRING LAKE TOWNSHIP
PLANNING COMMISSION MINUTES
JULY 20, 2022 – REGULAR MEETING**

PRESENT: Harry Dyck, Jack Ketchum, Greg Latsch, Sarah Somers
ABSENT: Kelly Clark Jerry Rabideau, Russ Tiles
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 Somers 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 June 15, 2022 regular meeting minutes as presented. The motion was approved unanimously.

D. Public Comments

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

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

Hill briefly discussed the Phase 3 final PUD application for the Villas at Spring Lake County Club.

Motion by Ketchum, support by Dyck to approve the resolution of approval as submitted. The motion was approved unanimously.

F. Mobex

Hill reviewed the application details with the applicant, Joe Bourdon, following up with details on the 22,000 square foot addition. Ketchum explained his concerns about noise, visual screening and possible fumes. Somers asked about concrete walls and the number of shifts, of which was unknown by the applicant.

The public hearing was opened at 7:28pm. Brandon Cough of 14572 Hickory stated that the factory was noisy at all hours of the day and that light pollution was also prevalent especially in the winter when the foliage is gone. Cough stated that they have to sleep with their windows closed in the summer due to noise and the recycle trucks that show up at 5AM. Cough state that the proposed addition would only make matters worse and that the facility management does not respond well to his complaints. Cough stated that they hear white noise all the time and hear the skids being pushed around. Motion by Latsch, support by Ketchum, to close the public hearing at 7:36pm. The motion was approved unanimously.

Motion by Ketchum, support by Latsch to table the application until more information on noise, lighting, screening, was provided. The motion was approved unanimously.

G. Isard Properties LLC – Rezoning Request

Hill reviewed the revised rezoning area in the region of Leonard Road and 148th Ave that was initiated by Matt Isard. Hill stated the changes are more inclusive of property in the areas which should resolve concerns from the Township Board. The Commission directed staff to advertise for a new a public hearing in August for the proposed rezoning as provided.

H. Forest Lake Estates – Fence Site Plan Review

Marcus Zeilstra outlined his desire to add a fence in the mobile home park. The Commission discussed landscaping options that might make the fence more appealing.

Ketchum moved to approve the Forest Lake Estates Site Plan for the addition of a six (6) foot tall privacy fence as presented as the applicable sections and criteria of the zoning ordinance have been met with the following conditions:

1. The site remains compliant with all federal, state, and local laws.
2. The applicant will comply with all verbal representations.

Motion was seconded by Somers. A roll call vote was taken and the motion passed unanimously.

I. Zoning Ordinance Text Amendments

Hill explained that the text amendments were put into ordinance format by the Township Attorney and were ready for Township Board action if the Commission was ready to send it that way.

Motion by Ketchum, support by Somers, to send the proposed text amendments to the Township Board for adoption. The motion was approved unanimously.

J. Master Plan

Hill stated that the adjacent review period for the Master Plan has been satisfied and that the Commission may now hold a public hearing on the Master Plan. By consensus, the Commission directed staff to notice a public hearing for the August Commission meeting.

G. Commissioner Comments

1. Township Board: No comment.
2. ZBA: Ketchum reviewed the applications that were on the June 2022 agenda.
3. Community Development Director: Hill reviewed a request to build larger decks in the condo area of Arcadia with the Commission. The Commission agreed with Hill that the decks could be enlarged as long as they stayed open air decks and did not exceed approximately 200 square feet.

I. Adjournment

Ketchum moved to adjourn the meeting at 8:40pm. Latsch seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission