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 Tiles to approve the agenda with the addition of G. 2023 Meeting Dates. The motion was approved unanimously.

C. **Approval of Minutes**
   Latsch made a motion, support by Somers to adopt the Planning Commission September 21, 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. **Coastal Flats – Site Plan Review – 18192 174th Ave**
   David Stebbins of Redstone Land Development, and Bruce Callen, project engineer, presented the request for a site plan review for a 60-unit apartment complex on 174th Ave. Callen stated an updated narrative was provided, addressing staff comments. Callen stated they will comply with the lighting requirements. They are working with American House to provide the required utility cross connections. They will also provide stubs to the north property line for water and sewer. Snow storage sites have been identified. Six parking spaces were eliminated, which allowed for more green space and more snow storage.

   Balconies are not proposed. The goal is to develop community, so many community amenities have been provided.

   Landscaping comments from PMBlough have been received. They would prefer to consider the carports as screening to the north, as the rest of the northern space is wooded and nothing will grow.

   Callen stated that the stormwater permit and EGLE permit need an approved site plan before they can be issued. There will be no HVAC components on the ground. They are working with the Ottawa County Road Commission on the driveway design. They are asking for approval conditioned on receiving all the necessary permits from the Road Commission and EGLE.
Ketchum asked about landscaping and stated that more detail on the landscaping would be helpful. Callen stated that everything east of the parking lot will remain wooded. There will be a compacted stone dust pathway in the woods. The landscaping will meet the Township requirements.

Ketchum asked how the landscaping will be maintained. Stebbins stated that they hire a company to maintain the property. There will be sprinkling installed.

Ketchum asked if 16 bike spaces is sufficient. Callen stated that the ordinance requires 25% of the units have a bike space, and they meet that standard. Maria Rabideau, from Redstone, stated that if more bike racks appear to be needed, they can be added easily. Some residents store their bikes in their apartment.

Ketchum asked about solar panels on the covered parking. Callen stated that the parking faces north toward the woods, so solar panels will not be effective. Ketchum stated that he would prefer more covered parking, and that the development needs more amenities.

Ketchum asked about the radius on the 174th Ave entrance. Callen stated they are working with the Road Commission. Some retaining walls will be needed near the entrance.

Ketchum asked about the entrance sign. Stebbins stated that it will be a monument sign, but has not been designed. It will meet the ordinance requirements.

Ketchum asked about traffic safety at the entrance. Callen stated they will install whatever the Road Commission requires. It has not been determined if a center turn lane will be needed.

Ketchum asked if universal design concepts will be incorporated. Callen stated that everything outside the buildings has used universal design. Maria Rabideau stated that they are working on how many accessible units will be needed. These units will only be on the first floor.

Maria Rabideau stated that if there is too much snow for the snow storage space, snow will be removed from the site.

Clark confirmed that covered parking is not required.

Ketchum asked about the lack of balconies. Maria Rabideau stated that they have community amenities, like a pavilion and a playground, which are preferred by the demographic they are targeting.

Ketchum asked if this is affordable housing. Maria Rabideau stated that they are not looking for tax breaks on this development.

Latsch asked about the pavilion. Callen stated it is 20x20, with additional open area around it. Latsch would like patios closer to the units.

Jerry Rabideau stated that there are not sufficient amenities. He asked if there will be a dedicated walkway to the entrance. Callen stated there will be a 6-foot sidewalk along the entire driveway that will be plowed as necessary.
Tiles asked about lighting along the path, as it is very dark in the area on 174th Ave. Callen stated there is lighting in the parking lot and at the intersection. There is also lighting along the path.

Jerry Rabideau stated that one building is very long. Callen stated that was to fit the desired number of units while staying out of the wetlands.

Jerry Rabideau stated he is concerned about safety with no balconies. Maria Rabideau stated that there will be fire walls and sprinklers in the buildings.

Jerry Rabideau stated he would like to see enclosed bike parking.

Jerry Rabideau asked what the rental prices would be. Maria Rabideau stated that rents will start at $1200 for a one-bedroom apartment, and go up from there. The carport will be extra, but there will be no charge to park bikes.

Jerry Rabideau asked about the building style, which looks like a college dorm. Maria Rabideau stated they did a market study and this style is what the market supports. They have added some architectural details to the buildings, including material choices, to make them look better.

Tiles stated that the Planning Commission asks for housing density, and this proposal gives us density. He believes the playground will be heavily used, and recommends adding additional playground equipment.

Maria Rabideau stated they can create some pocket parks and can add benches.

Tiles asked about the dumpster location. Maria Rabideau stated there will be one location, which will be screened by a fake hedge. Recycling will be included.

Latsch asked if there was access to the back yard from the buildings. Callen stated that the entrance area goes through the building from front to back.

Ketchum asked about foundation plantings on the side facing American House. Callen stated they will meet with PMBlough to discuss this issue.

Jerry Rabideau stated he is concerned that Redstone is using an untested design. He does not like the look of the buildings and would prefer balconies.

Clark stated that she is struggling with the lack of balconies, because there is no place for privacy outside.

Latsch asked about the pervious surface that is proposed. Callen stated that the pervious surface will be used in parking areas not covered by carports. The driveway will be regular asphalt, where the dirt will fall off the tires. Limiting the pervious surface will improve maintenance and minimize the chance for failure. There are catch basins included in the stormwater system design in case the water does not permeate fast enough. The pervious surface will need to be maintained, and the maintenance will be included as part of the stormwater maintenance plan.
Latsch asked if there was room for an amenity on the east side of the development. Stebbins stated they could add some picnic tables near the path. Callen stated they intend to keep the trees, but will clear some brush for the path.

Jerry Rabideau asked when the clear cutting would occur. Stebbins stated it would be cut between October and March.

Hill stated that since the original submittal there was a reduction in the number of parking spaces to meet the ordinance. There was addition of snow storage space. The drive width was adjusted to meet Fire Department requirements.

Callen stated they will landscape the islands in the parking lot.

Hill stated that patios and balconies are not required.

Hill stated that he would like clarification on the landscaping that will be included on the north and south property lines. Something to better define the space is needed on the south edge. The trees on the east part will remain.

Hill clarified that there was a verbal representation that a gas grill, tables and furniture will be included in the pavilion.

Commissioners stated they would like to see more information on pocket parks on the east end, plantings for the foundation and edges, amenities in the retention pond area, pictures of the pavilion, elevation views of all sides of the buildings, and ADA compliant apartments.

Motion by Latsch, support by Ketchum, to table the request and to ask the Township attorney to draft a Resolution of Approval. A roll call vote was taken. The motion was approved unanimously.

F. Master Plan – Consideration of Resolution of Approval

Hill presented the resolution recommending that the Board approve the Master Plan. A Light Agricultural district was created in the northwest corner of the township, which is not much different from Rural Residential. Consideration should be given to removing intensive livestock operations from the Agricultural district.

Land Information Access Association will be doing a Coastal Resilience Plan for the Township. Their report will be received by the end of the year. The report will need to be reviewed, and will eventually be added to the Master Plan.

Motion by Clark, support by Tiles, to approve the Spring Lake Township Planning Commission Master Plan Update Resolution as presented. A roll call vote was taken. The motion was approved unanimously.

G. 2023 Meeting Dates

Proposed 2023 meeting dates were presented. After discussion, the December meeting date was moved to December 13, 2023.
Motion by Tiles, support by Ketchum, to approve the 2023 meeting dates with the December 13 date. The motion was approved unanimously.

H. Commissioner Comments
1. Township Board: A community survey will be coming out soon. The Business of the Year was Cooper Standard. The community engagement for the roundabout was well-attended.
2. ZBA: No meeting in September.
3. Community Development Director: Hill attended the Michigan Association of Planning conference and will share his notes with Commissioners.

I. Adjournment
Somers moved to adjourn the meeting at 9:22pm. Tiles seconded the motion, which was approved unanimously.

Respectfully submitted,

Jack Ketchum, Secretary
Planning Commission