SPRING LAKE TOWNSHIP  
PLANNING COMMISSION MINUTES  
JANUARY 18, 2023 – REGULAR MEETING  

PRESENT:  Kelly Clark, Harry Dyck, Greg Latsch, Jerry Rabideau  
ABSENT:  Jack Ketchum, Sarah Somers, 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  
Rabideau made a motion, support by Latsch to approve the agenda as presented. The motion was approved unanimously.

C.  Approval of Minutes  
Latsch made a motion, support by Clark to adopt the Planning Commission December 14, 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.  Fresh Start Special Land Use – 19102 174th Ave  
Denny Dryer, Dryer Architectural Group, and Al Plantenga, owner, presented the request. Fresh Start reconditions items damaged by fire. The cleaning process uses commercial laundry products and ozone. No dry cleaning or chemical operations are involved. After cleaning, items are stored until the clients are ready to have them returned.

Dryer stated that they have talked to Ottawa County Health Department about the septic system. The existing system was reviewed and not many changes were required. Plantenga stated that the septic system looks very good. They will monitor their water use to make sure they do not overload the drainfield. If the business expands, they will expand the septic system as necessary. Dryer noted that there is a raised drainfield because the water table is high.

Clark asked for an estimate of the daily water use. Plantenga stated they are estimating 300 gallons per day. They will use the water meter to monitor water use.

Latsch asked how many loads of laundry could be done per day. Plantenga stated that they have four washers and estimate they can do three to four loads per machine per day. The timing for the laundry process is not as tight as for a dry cleaner. They can stage the items and take longer for the cleaning. Mark VanderMolen, Fresh Start partner, stated that homes can take three months to a year to be repaired, so there is a long window to get items cleaned.

Latsch asked how many items would fit in the ozone chamber, and if that would impact the timing. Plantenga stated they use the ozone first to deodorize the items. If they are running behind, there is extra capacity at the dry cleaning plant.
Latsch asked what the largest items processed would be. Plantenga stated that the largest wet cleanables would be coats. Rugs are outsourced.

Plantenga stated that his discussion with the Health Department made it clear that water usage needs to be monitored.

Latsch asked if there would be stain guard or waterproofing offered. Plantenga stated that the would not be any of those products.

Rabideau asked if there would be any hazardous materials on site. Plantenga stated that there would not be any. Anything that needs to be dry cleaned would go to the Spring Lake plant.

Clark asked about the baffles mentioned in the Health Department report. Plantenga stated they will check that there are properly installed baffles. They will develop a rigorous maintenance plan with their septic service.

The public hearing was opened at 7:20pm. There were no comments. Motion by Latsch, support by Clark to close the public hearing at 7:21pm. The motion was approved unanimously.

Motion by Latsch, support by Clark, to approve the Fresh Start Laundry Facility as submitted at 19102 174th Ave with the following conditions:

1. All approvals shall be obtained from the Ottawa County Health Department as related to the current septic system.
2. Standard laundry cleaning only is permitted (no dry cleaning).
3. The applicant shall comply with all verbal and written representations.
4. The applicant shall comply with all other applicable state and local laws.
5. An active septic tank maintenance agreement shall be provided to staff.
6. Permitted water usage is a monthly average of 300 gallons per day.
7. Monthly water meter readings shall be submitted to staff until the septic system is upgraded or public sanitary sewer is connected.

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

F. Redstone Development Group – Informal Discussion Related to Zoning Map Change

Bruce Callen presented on behalf of Redstone Development. They are proposing two townhome buildings and an apartment building on a parcel currently zoned and master planned Neighborhood Commercial. The site is close to the Village of Fruitport and I96. Redstone is proposing to extend the sewer north up to 400 feet in the right of way to benefit properties to the west. Water service is available. Callen stated they designed the site to put the buildings back as far as possible, to preserve as many trees as possible.

Rabideau asked about the parcel to the north. David Stebbins, Redstone Development, stated that they are attempting to acquire the parcel.

Stebbins noted that each townhome has a two-stall garage and room for two cars in the driveway. The units will face Fruitport Rd.
Hill stated that the Master Plan will need to be adjusted before rezoning can be considered. The goal of this discussion is to determine if high density housing makes sense at this location. Commissioners can also make site plan suggestions, but those would be non-binding.

Clark stated she is concerned about traffic, as it is a busy intersection. Hill stated that the Planning Commission can ask for a traffic study or can ask for a consultation with the Township’s traffic engineer. Callen stated that the Village of Fruitport is considering a 3-way stop at Apple Dr. He also noted that the driveways are lined up across from existing driveways.

Latsch asked what amenities would be included. Callen stated that this is a preliminary site plan, and there is a lot of land available to add amenities.

Clark stated she is not in favor of the change. The Neighborhood Commercial zoning is lower traffic and creates a destination for the community. If the zoning is changed the site will never by anything but residential. Latsch and Rabideau stated they believe high density residential is appropriate for this site. Callen stated that anything that was considered for commercial use is already available in the Village of Fruitport.

Consensus of commissioners was that the process could continue for the zoning change.

G. **Zoning Ordinance Text Amendments Discussion**
Hill presented possible text amendments related to multifamily housing requirements, wetlands and wetland setbacks, and rural residential lot size requirement. Commissioners discussed the amendments and expressed interest in continuing the amendment process. Hill will take the Planning Commission input to the Board for additional discussion.

H. **Commissioner Comments**
1. Township Board: The Board decided to tear down the house the Township owns at M104 and 148th Ave, as it is in disrepair. There was a discussion with Ottawa County Strategic Planning about a county-wide master plan.
2. ZBA: No meeting in January.
3. Community Development Director: Latsch asked for more information on shoreline preservation, related to the coastal resiliency study. Hill stated he asked LIAA for an executive summary with more direction for the Township.

J. **Adjournment**
Clark moved to adjourn the meeting at 8:21pm. Latsch seconded the motion, which was approved unanimously.

Respectfully submitted,

Greg Latsch, Chair
Planning Commission