

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
June 28, 2016 7:00 PM

Barber School Community Building
102 West Exchange Street
Spring Lake, MI 49456
49456

1. CALL TO ORDER

Chairman **Kaucheck** called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Bohnhoff, Boon, Kaucheck, Van Leeuwen-Vega, and VanStrate.

Staff Present: Village Planner Jennifer Howland

Absent: Duer, Johnson

3. APPROVAL OF THE AGENDA

Motion by **Boon**, second from **Bohnhoff**, to approve the agenda. All in favor motion carried.

Yes: 5 No: 0

4. APPROVAL OF THE MINUTES – April 26,2016 regular meeting

Motion by **Bohnhoff**, second from **Van Leeuwen-Vega**, to approve the Minutes of the April 26, 2016 regular meeting. All in favor, motion carried.

Yes: 5 No: 0

5. PUBLIC HEARING

- A. 628 and 630 East Savidge Street: The Planning Commission will consider a request from J & V Enterprise LLC for a Special Land Use Permit for a vehicle repair establishment (Tri City Auto Repair) at 628 and 630 East Savidge Street, Permanent Parcel Numbers 70-03-14-375-052 and 70-03-14-375-007.

Chairman **Kaucheck** introduced this item and asked Howland for a brief overview of the request. **Kaucheck** then asked the applicant if he wished to add any information. James Willison of 626 East Savidge Street, applicant, gave the Planning Commission a new set of building elevations to review.

Kaucheck asked for a motion to open the Public Hearing.

Motion by **Van Leeuwen-Vega**, second from **Van Strate**, to open the Public Hearing at 7:05 p.m. All in favor, motion carried.

Yes: 5 No: 0

Time was given to the public

Kent VandenBosch, 624 E Savidge St, asked if this was a pole barn or stick built building. Jennifer **Howland** said that she could not answer that question. **Howland** said that the style had not been determined and that was a building code standard and she only looked at building materials for the exterior such as siding, however, **Howland** said she would try to get the answer to that question.

Sharon Reyers, 700 E Savidge St, asked what the distance was between her property next door to the east and the new building. Mr. Willison said it would be 6 feet. Ms. Reyers asked if that was the normal set back. **Howland** said it did meet the requirements of the Eastern Entryway District which requires a side yard setback of 15 feet on one side and that was being provided on the west side. Mr. Willison said there would be nothing between the building and Ms. Reyers property except grass.

Sara Rathbun, 617 E Savidge St, commented that the building plans looked very beautiful and felt that the horizontal siding requirement should be reviewed because with a building that big, from an esthetic point of view, vertical siding would look much better.

Motion by **Bohnhoff**, second by **Van Strate**, the public hearing was closed at 7:33 p.m. All in favor, motion carried.

Yes: 5 No: 0

Van Strate thought that a pitch less than 6/12 might be better. **Van Strate** also said he liked the vertical siding and the rest of the plans.

Boon said he thought the floor plan for the customer waiting area was backwards with it being in the rear of the building. Mr. Willison said that was not correct. **Van Leeuwen-Vega** said she thought there was a window missing from the drawing is all. **Boon** also said he liked the vertical and horizontal siding combination to give a building of that size some softening and the amount of the windows showing on the front of the building looked inviting. Mr. Willison showed the **Commission** the floor plan where the waiting room would be located.

Van Leeuwen-Vega asked if there would be any other signage beside the monument sign. Mr. Willison said there would be no other signage. **Van Leeuwen-Vega** said she also liked a mixture of horizontal and vertical siding. **Van Leeuwen-Vega** asked if the drawing was to scale. Mr. Willison said that it was. **Van Leeuwen-Vega** said that she would maybe like to see the roof pitch come down a little too because it looks like a lot of forehead on the front of the building. **Van Leeuwen-Vega** discussed the windows and building and trim color, lighting and the fence along M-104 with Mr. Willison.

Bohnhoff also felt he would like to see the roof pitch come down and liked the combination of vertical and horizontal siding and maybe a few more windows. **Bohnhoff** also said he was

concerned with the side yard setback of only 6 feet for R-house and suggested working with the Reyer's to come up with a suitable buffer.

Kaucheck said that he was really glad to see another business expand in the Village but he would like Mr. Willison to consider taking out the parking spaces in the front to give the frontage more green space to keep the esthetics more like the properties to the east and across the street.

Kaucheck asked for a motion to re-open the Public Hearing. Motion by **Van Strate**, second by, **Bohnhoff**, the public hearing was re-opened at 7:55 p.m. All in favor, motion carried.

Yes: 5 No: 0

No additional public comments were made. **Kaucheck** asked for a motion to close the Public Hearing. Motion by **Van Strate**, second by **Bohnhoff**, the public hearing was closed at 7:56 p.m. All in favor, motion carried.

Yes: 5 No: 0

Van Strate asked Mr. Willison what he thought about removing the parking from the front. Mr. Willison said he was new at this so he was open to any idea's that would make his business look better and that having more green in front was negotiable. The **Commission** discussed with **Howland** whether there was enough room to move the parking from the front to the side and back and still have the required number of parking spaces and it was determined that there were a few options to achieve this goal.

Motion by **Van Leeuwen-Vega**, second from **Bohnhoff**, to approve the request from J & V Enterprise LLC for a Special Land Use Permit and Site Plan Review related to the proposed redevelopment of Tri City Auto Repair at 628 and 630 East Savidge Street, Permanent Parcel Numbers 70-03-14-375-052 and 70-03-14-375-007. The following conditions apply:

- a. The parcels must be combined.
- b. Relief is granted from the landscape screening requirements due to the presence of existing vegetation on the site and immediately to the east and compatible adjacent zoning districts to the east and west.
- c. A photometric plan must be submitted and approved prior to issuance of a building permit.
- d. The east and south building elevations must utilize building materials that meet the EED District design standards, except vertical James Hardie Board Siding is allowed below the gable on all four (4) sides of the building. The gable on the north elevation will be James Hardie Board horizontal siding.
- e. The roof pitch is approved to be 4:12.
- f. The percentage of windows on the north elevation must be at least 40%.
- g. The plans must be approved by the Village Engineer. Any required site changes will be approved by staff prior to issuance of a building permit.
- h. A permanent easement must be provided for the storm water basin partially located on 626 E Savidge St.
- i. Provide a storm water maintenance agreement to the Village.

- j. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- k. The applicant will comply with all verbal representations.
- l. The parking on the north side of the building will be replaced with a landscaped area. The parking will be relocated to the side and rear of the proposed building.
- m. The building may be shifted to the west to provide a greater side yard setback on the east.

All in favor, motion carried.

Yes: 5 No: 0

6. NEW BUSINESS

- A. **617 East Savidge Street:** The Planning Commission will consider a request from Sara Rathbun and Oran Rankin for a Site Plan Review for proposed improvements at Village Baker at 617 East Savidge Street, Permanent Parcel Number 70-03-14-325-069.

Chairman **Kauckeck** introduced this item and asked Sara Rathbun to explain her request.

Sara Rathbun explained that she was seeking approval for a change of use in a newly refinished portion of their existing property from storage to productions space and secondly they would like to move and create a new dumpster and recycle enclosure. Ms. Rathbun said they also had a small façade change on the east side of the property facing the parking lot where they would like to replace the existing garage door with a door and 2 windows. Ms. Rathbun said that lastly they would like approval of the existing outdoor vineyard café explaining that over time they have had to make that area smaller due to the egress being blocked off and to accommodate 2 way traffic and the umbrella's proved to be too heavy and too large of diameter so they added six posts and a large grape vine to surround the area and provide shade. Ms. Rathbun apologized that they built the structure without a permit and that Michigan Township Services required sealed architectural drawings to approve it but that was a problem for her architect because he said he doesn't make drawings of an existing structure he makes drawing of a new structure from scratch. Ms. Rathbun said that her architect recommended she call Soils and Structures to assess the structure if the Building Inspector was concerned about the integrity. Ms. Rathbun said she had Soils and Structures inspect the structure and she had a statement from them ensuring its integrity. Ms. Rathbun gave the statement to the Planning Commission for review. The Commission discussed Ms. Rathbun's future plans for the structure. Ms. Rathbun said she would like to paint the floor and once the grapevine gave enough coverage she would like to take the picket fence down. Ms. Rathbun said she also had shade cloth to go on the inside of the ceiling. Ms. Rathbun explained that she was before the Commission to get approval for her structure "as is" since she had built it without a permit. **Howland** explained that the Planning Commission can approve the site plan that includes the outdoor dining area with the enclosure design that Ms. Rathbun was proposing but they did not have the authority to sign off on the structural integrity of it but she (**Howland**) would share the Soils and Structures report with the building inspector, Greg Mason, and only he could decide whether it could be the way it was now. Ms. Rathbun explained that the next item was a façade change replacing the garage door with an office door and 2 windows and a new would dumpster enclosure along the west property line to the north of the existing building. The **Planning**

Commission went over these changes with Ms. Rathbun. **Kaucheck** said he was concerned whether the dumpster enclosure would be large enough because he had been by earlier and the dumpster was overflowing. Ms. Rathbun said that that was not typical but was due to the demolition that they were able to do for their upcoming improvements. The **Commission** discussed the two way traffic on the driveway and whether it was safe now that the outdoor café was a permanent structure.

Motion by **Bohnhoff**, second from **Van Strate**, to approve the request from Sara Rathbun and Oran Rankin for a Site Plan Review for proposed improvements at Village Baker at 617 East Savidge Street, Permanent Parcel Number 70-03-14-325-069. The following conditions apply:

- a. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- b. The applicant will comply with all verbal representations.

All in favor, motion carried.

Yes: 5 No: 0

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA – None

8. ADJOURNMENT

There being no further business, motion by **Kaucheck**, second by **Boon**, the meeting was adjourned at 9:15 p.m.

Yes: 5 No: 0

Jennifer Howland, Village of Spring Lake

Maryann Fonkert, Deputy Clerk