

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
September 27, 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, Duer, Johnson, Kaucheck, Van Leeuwen-Vega, and VanStrate.

Staff Present: Jennifer Howland (Village Planner), Maryann Fonkert (Deputy Clerk).

Absent: None

3. APPROVAL OF THE AGENDA

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

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES – June 28, 2016 regular meeting

Motion by **Bohnhoff**, second by **Van Leeuwen-Vega**, to approve the Minutes of the June 28, 2016 regular meeting. All in favor, motion carried.

Yes: 7 No: 0

5. PUBLIC HEARING

- A. 612 West Savidge Street: The Planning Commission will consider a request from Morgan Rescorla of Best Financial Credit Union for a Special Land Use Permit and Site Plan Review to construct a new banking branch and insurance office with a drive-through facility and associated site improvements at 612 West Savidge Street, Permanent Parcel Number 70-03-15-358-001.

Chairman **Kaucheck** introduced this item and Village Planner **Howland** gave an overview of the project.

Due to a possible conflict of interest, Chairman **Kaucheck** asked Planning Commission member **Johnson** to recuse himself. **Johnson** stepped out for this portion of the meeting.

Before opening the public hearing Chairman **Kaucheck** asked the representatives for Best Financial Credit Union to explain their request.

Brad VanBergen from Winberg Construction, 8868 Water St., Montague, was present and explained their proposed project to build a Best Financial Credit Union at 612 W Savidge St. on the corner of Savidge and School Street. Mr. VanBergen also asked the Commission to consider relief from providing any screening along the east property line due to the proposed shared drive aisle and relief from screening along the south property line due to the proposed detention area.

Motion by **Van Strate**, second by **Boon**, to open the public hearing. All in favor, motion carried.

Yes: 6 No: 0

Greg Oleszczuk, 18586 Sioux Dr., Spring Lake, was present and said that he owned the adjacent piece of property and had been working with Best Financial on the shared driveway. Mr. Oleszczuk said they had been very cooperative and that he would like to go on record to say this would be a fine addition to the Village.

Motion by **Van Strate**, second from **Bohnhoff**, to close the public hearing. All in favor, motion carried.

Yes: 6 No: 0

Boon, Bohnhoff, Kaucheck, Van Leeuwen-Vega, and Van Strate all felt the entrance drive on School Street would be safer if it was moved to the south towards Exchange Street. **Duer** did not think the proposed location was a safety hazard because the traffic going north on School Street was very minimal and he would rather leave more room for stacking.

Wade VandenBosch PE, Westshore Consulting, 2534 Black Creek Rd., said he was the Civil Engineer on this project and that they were concerned about traffic also and had talked to MDOT about this and that MDOT came back with a favorable response to the placement of the driveway.

Van Leeuwen-Vega asked if there had been a color selection for the steel roof because there was such a large expanse of red steel roof across the street and she didn't want them to clash. Kurt Wolffis of Concept Design Studio said they were thinking about a blue roof but that it had not been finalized yet.

The **Commission** discussed the possibility of moving the driveway towards the south and/or moving the building over to the east to allow for more stacking. **Kaucheck** asked about the proposed 2 lane roadway on the east side of the building because a portion of the road appeared to be one-way. Mr. VandenBosch said that the road would be widened and made into a two-way road with room at the end to get 3 cars in for Biggby's customers. **Kaucheck** asked if the required number of stacking spaces could be adjusted so the driveway could be moved south. **Howland** said that looking at the plan, the driveway might be able to be moved to the south 20 feet without compromising the stacking. Morgan Rescorla, 15571 Bloom Dr., said that she could not imagine that their stacking would be much different than the other banks in the area so 5 cars stacked in 2 lanes, 10 total, seemed a little excessive so they should have plenty of room. **Bohnhoff** asked if they would still have enough room if they lost a space in each lane. Ms. Rescorla said they might be ok but the reason the entrance was located where it was, was because of the required stacking. **Howland** pointed out that there was quite a bit of distance along the landscaped area to the west of the building for cars. Mr. VandenBosch asked if they could voluntarily agree to move the driveway on School Street 20 feet to the south.

The **Planning Commission** members all agreed they really liked this project and that it was a great addition to the Village.

Motion by **Van Leeuwen-Vega**, second by **Bohnhoff**, to approve the request from Morgan Rescorla of Best Financial Credit Union for a Special Land Use Permit and Site Plan Review to construct a new banking branch and insurance office with a drive-through facility and associated site improvements at 612 West Savidge Street, Permanent Parcel Number 70-03-15-358-001. The following conditions apply:

- a. Relief is granted from the landscape screening requirements due to the proposed shared drive aisle along the east end of the property and the proposed landscape plan for the south end of the property.
- b. 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.
- c. Provide a storm water maintenance agreement to the Village.
- d. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- e. The applicant will comply with all verbal representations.
- f. The entrance off School Street will be shifted 20 feet to the south as per verbal representation.

All in favor, motion carried.

Yes: 6 No: 0

6. NEW BUSINESS

- A. **107 South Division Street:** The Planning Commission will consider a request from Stephen Nauta for a Site Plan Review to enclose an existing back porch and expand and cover the rear residential entry at 107 South Division Street, Permanent Parcel Number 70-03-15-361-004.

Chairman **Kauckeck** introduced this item and **Howland** gave an overview.

Jan Esh was present to represent Stephen Nauta and to answer any questions the Planning Commission might have regarding their request to enclose their existing back porch and cover the rear residential entry.

There Planning Commission did not see any issues with this request so there were no comments or questions.

Motion by **Van Leeuwen-Vega**, second from **Van Strate**, to approve the request by Stephen Nauta for a Site Plan Review to enclose an existing back porch and expand and cover the rear residential entry at 107 South Division Street, Permanent Parcel Number 70-03-15-361-004. All in favor, motion carried.

Yes: 7 No: 0

- 7. **STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA** – There were no statement of citizens.

8. ADJOURNMENT

There being no further business, motion by **Bohnhoff**, second by **Duer**, the meeting was adjourned at 7:45 p.m.

Yes: 7 No: 0

Jennifer Howland, Village of Spring Lake

Maryann Fonkert, Deputy Clerk