

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
April 25, 2017 7:00 PM

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

1. CALL TO ORDER

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

2. ROLL CALL

Present: Kauckeck (Chairman), Bohnhoff, Martinus, Nauta, Van Leeuwen-Vega, and VanStrate.

Absent: Johnson

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

3. APPROVAL OF THE AGENDA

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

Yes: 6 No: 0

4. APPROVAL OF THE MINUTES – December 20, 2016 regular meeting

Motion by **Bohnhoff**, second by **Van Strate**, to approve the Minutes of the December 20, 2016 regular meeting. All in favor, motion carried.

Yes: 6 No: 0

5. NEW BUSINESS

- A. 228 West Savidge Street: The Planning Commission will consider a request from Lazy P LLC for a Site Plan Review for building renovations and site improvements for Pugsley's Restaurant at 228 West Savidge Street, Permanent Parcel Number 70-03-15-381-001.

Chairman **Kauckeck** introduced this item. Paul Pugsley of Lazy P LLC and owner of Pugsley's Restaurant was present with a site plan for his new restaurant. Mr. Pugsley, 16162 Harborview Dr., Spring Lake, explained that he planned to completely refresh the building which would include a new roof (already done), redo the kitchen, expand the old gas station portico and enclose it, add heat and air for more seating, add outdoor seating and utilize the old garage doors to open when the weather was nice. Mr. Pugsley said they had also moved the handicap parking spots and will continue to use the drive thru as parking. **Nauta** said he

thought the plan looked nice and was glad someone was doing something with the building. **Martinus** asked about the entrance drive on the east end of the property off Savidge. Mr. Pugsley said that they plan on making that a one-way entrance, having people enter off Savidge, for safer outdoor seating and pedestrian traffic. Mr. Pugsley said they would also keep the parking spaces on that side. **Martinus** asked if he had considered closing that driveway off completely. Mr. Pugsley said that they had considered it but decided that they would try it as a one way and see how it went. **Bohnhoff** said that he lived next door and exited that way every day onto Savidge and that a lot of other people did also. **Howland** said that it was valid to bring up existing traffic patterns of people cutting through private property to get to and from Savidge but that didn't mean that he must keep it available for that use. **Howland** said that there was no cross-access easement in that section and that Mr. Pugsley would not be required to maintain two-way traffic, and with signage and parking along the eastern property line, people would have to learn new patterns and find a different way rather than cutting through private property, even though it may have seemed like a public way. **Bohnhoff** asked about outdoor lighting. Mr. Pugsley said that, as a person who had been bothered by other people's lights, he was very sensitive of that so they would be subdued and aimed down. **Van Leeuwen-Vega** asked if there was an estimated time for the opening. Mr. Pugsley said that he was not worried about getting open while it was still warm out so maybe October or November. **Van Leeuwen-Vega** asked how many people his restaurant would seat. Mr. Pugsley said they would seat over 100 when considering the inside seating, portico seating and outdoor seating. **Van Leeuwen-Vega** asked if Mr. Pugsley would have to have a certain number of parking places. **Howland** said it was an existing built out site and he was not changing the use, but since he was increasing the number of seating, they had looked at that. **Howland** said there had originally been some other parking spaces on the site but the Fire Chief and the Planning staff felt that even though he could add a few more spaces behind the building, it wasn't good for the traffic flow so they asked Mr. Pugsley to take them out. **Howland** said that with the spaces that they were providing and ample public parking they felt there was adequate parking. **Kauck** said that the parking requirement calculations only considered the inside seating so he was concerned with the patrons parking down Division Street so that the people living on Division wouldn't have anything but vehicles in front of their homes and people cutting across their lawns. **Howland** said that they didn't analyze how many of the street parking spaces might be taken up, but recognized that people would be walking and biking so they advocated for bicycle parking where they had some extra concrete area and they also took into consideration that the outdoor seating would be seasonal so they felt that it was safer to eliminate the parking in the back. **Kauck** said that he was still concerned that the residents wouldn't be able to park in front of their own house or have a place for company to park. **Howland** said that that was a valid concern but that street parking was available to anyone, not just the house that was adjacent to it, and regulating on street parking was not something that the Planning Commission had to worry about in a direct way. The Planning Commission discussed parking regulations and who was responsible for looking at the regulations.

Motion by **Nauta**, second from **Van Leeuwen-Vega**, to approve the request by Lazy P LLC for a Site Plan Review for renovations and site improvements for Pugsley's Restaurant at 228 West Savidge Street, Permanent Parcel Number 70-03-15-381-001 as presented. All in favor, motion carried.

Yes: 6 No: 0

B. 628 East Savidge Street: The Planning Commission will consider a request from Tri City Auto Repair for a major amendment to the approved site plan for 628 East Savidge Street, Permanent Parcel Number 70-03-14-375-106.

Chairman **Kaucheck** introduced this item. Jim Willison, 626 E Savidge was present to request a major amendment to his approved site plan for Tri City Auto Repair at 628 E Savidge. Mr. Willison explained that on the west side, where the shrubs along the property line were shown on the original site plan, he would like to remove the shrubs and grass area and push the parking back to make it more functional and easier for people to get in and out and have a wider turning radius. Mr. Willison explained that the residential property next door was his personal residence and that he had a privacy fence so he felt they had the privacy he wanted and that he didn't plan on moving.

Bohnhoff suggested moving the bushes north to keep a buffer between the commercial and residential properties. **Kaucheck** asked if removing an approved buffer between a commercial and residential property had been allowed in the past. **Howland** said that she could not say if it had been done before but she knew that the Planning Commission had been flexible in the past and that was the reason she had suggested shifting the buffer north a little and add a tree in the island that curves around the driveway. **Van Leeuwen-Vega** said that she agreed with Howland, that the landscape be shifted north and, even though it was not distasteful to the current owner, she felt there was an obligation to think of a future owner. **Van Strate** said that he also agreed with shifting the buffer north.

1. Motion by **Van Strate**, second from **Bohnhoff**, to approve the request by Tri City Auto Repair for a major amendment to the approved site plan for 628 East Savidge Street, Permanent Parcel Number 70-03-14-375-106. Approval subject to the following conditions:
 - a. The only changes approved by this amendment are to shift eleven (11) parking spaces to the west onto the adjacent parcel, and to shift the required landscape buffer to the north.
 - b. If the two lots are no longer under the same ownership or control, the eleven (11) parking spaces must be moved back onto the 628 East Savidge Street parcel, with a 5 foot landscape buffer.
 - c. Eight (8) 6-foot tall arborvitae must be installed along the west property line, north of the 11 parking spaces. One (1) 2.5 inch caliper linden tree must be installed on the north end of the parking row as shown on the original approved site plan.

All in favor, motion carried.

Yes: 6 No: 0

C. Review of the Fiscal Year 2017 Capital Improvement Plan: Village Manager Chris Burns will present the Fiscal Year 2017 Capital Improvement Plan for review and recommendation by the Planning Commission.

Manager Chris **Burns** presented the Fiscal Year 2017 Capital Improvement Plan to the Planning Commission.

6. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

Darcy Dye, Adopt a Garden Coordinator, shared that they had 68 volunteers, including Planning Commission member, Chip Bohnhoff, who would be taking care of the planters in front of the new Pugsley's restaurant and Leslie Van Leeuwen-Vega's daughters, who were installing a butterfly garden at the Clock Tower Plaza. Dye also shared that they couldn't do what they were doing without the support of the Village Manager and the graciousness of DPW. Dye explained that Sam and Michael, from DPW, would be sprucing up the strip behind Bigby Coffee and that she was in the process of working with Holmes Elementary School, to design and get planted a butterfly garden at the entrance to Mill Point Park in the spring of 2018.

Rebecca Neal, 1644 Franklin, Grand Haven, explained that she was a Board Certified Alternative Medicine Practitioner and Licensed Massage Therapist with a practice in Grand Haven. Neal said she was interested in the property at 110 W. Savidge St for a wellness practice, and with that wellness practice she would like to expand it to run a provisioning center where patients would be able to obtain medical marijuana.

Kaucheck suggested Ms. Neal work with Village Staff to determine what she needed to bring her request to the Planning Commission. Manager **Burns** said that Ms. Neal had been emailing with Lukas Hill and Burns had been copied on those emails. **Burns** also said that, at this time, this was only allowed as a home occupation. **Howland** explained that until this was something that was legal at the State level and every other level the Village would not be taking it up at a local perspective, that it was too premature to do that. **Howland** explained and what typically happened with the more controversial topics was that it would go through a whole process to become allowable in certain areas and modal ordinances were developed by the Michigan Municipal League or universities and then were reviewed at a professional level to figure out what might work and if there was support at the community level then perhaps the Village Council could direct the Planning Commission to look at it.

7. ADJOURNMENT

There being no further business, motion by **Bohnhoff**, second by **Van Leeuwen-Vega** the meeting was adjourned at 8:21 p.m.

Jennifer Howland, Village of Spring Lake

Maryann Fonkert, Deputy Clerk