

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
June 27, 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, Johnson, Martinus, Nauta, Van Leeuwen-Vega, and VanStrate.

Absent: None

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

3. APPROVAL OF THE AGENDA

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

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES – April 25, 2017 regular meeting

Motion by **Nauta**, second by **Van Strate**, to approve the Minutes of the April 25, 2017 regular meeting. All in favor, motion carried.

Yes: 7 No: 0

5. NEW BUSINESS

A. 102 South Buchanan Street and 104 East Savidge Street: The Planning Commission considered a request from Nederveld, Inc. for a Site Plan Review for a new office building and site improvements for Spring Lake Family Dentistry at 102 South Buchanan Street, Permanent Parcel Number 70-03-15-383-001 and 104 East Savidge Street, Permanent Parcel Number 70-03-15-383-002.

Kyle Wilson, 217 Grandville Ave., Grand Rapids, MI., from Nederveld, was present and explained that they were looking to demolish the old dental building and the house next door and put up a new building. Mr. Wilson said that the Historic Commission had asked to go through the old home before it was demolished so he had made his client aware of that. Mr. Wilson said that Ryan Arends, from Moore and Bruggink, was able to get the road plans and were able to locate the curb cut for the driveway and they were trying to verify that it would be wide enough. Mr. Wilson also said that the stormwater was being handled on site with oversized perforated pipe and leach basins to manage all the stormwater so there would be no discharge into the public storm sewer system.

Martinus asked what the basis for demolishing of the current building was. Mr. Wilson said the dentist was growing and needed to expand. **Martinus** also asked the reason for moving the building quite a ways back from the street. Mr. Wilson said that was due to the required setbacks. **Martinus** asked if

there was any way to rehab the old house and move it to a suitable lot. Mr. Wilson said that structurally he did not know what shape the house was in but the dentist said that the house was condemned.

Van Leeuwen-Vega asked if the property was going to be clear-cut or if the old growth trees were going to be saved. **Howland** said that looking at the survey and looking at the proposed site plan, it showed all the existing trees remaining on site so they were not anticipating them cutting any trees down. Mr. Wilson said they had followed the ordinance to comply. **Bohnhoff** said he had been able to go through the house that morning after his appointment with the dentist and that about the only thing the Historic Commission would be able to do would be to take a few pictures and maybe salvage a couple of things, but the house was in really bad shape. **Bohnhoff** said the Historic Commission had also researched the house and couldn't find anything on it. **Nauta** shared that he and his wife had been interested in buying and moving the house but the more they looked into it the more they discovered what poor shape it was in. **Nauta** asked about the style of the new building and how it would fit in with the Village. **Bohnhoff** and **Van Leeuwen-Vega** said they liked the design style with a craftsman type look.

Johnson asked if the retention basins would be rain garden style. Mr. Wilson said that it would be primarily underground. **Johnson** asked what the depth of the water was. Mr. Wilson said that the MDOT soil borings had gone down 10 feet and showed the soil was dry.

Kauck said that his concern was that the front of the building actually faced south to the parking lot and he didn't like the idea of the back of the building (that looked like the back of a building) to be facing Savidge Street. **Kauck** said he felt that was not good architecture and it did not do justice to the Village. **Kauck** also said that the east side had more character than the north side that faced Savidge. **Howland** said they could ask the architect to dress it up or to possibly replicate the cross beams that were on the south side and make it more pleasing. **Kauck** pointed out the detail on the windows of the west elevation and felt that adding that architecture to the north side would give it a better feel. **Van Leeuwen-Vega** asked if there were any rules for a building having to have a front entrance on a street side. **Howland** said there were not, so it would have to be more of a recommendation coming from the Planning Commission to add architecture to dress up the Savidge Street side. **Martinus** said he would also like to see some improvement to the north elevation. **Howland** pointed out that there would be significant trees right in the middle of the 30 foot front yard, so that will help.

Motion by **Bohnhoff**, second by **Nauta**, to approve the request from Nederveld, Inc. for a Site Plan Review for a new office building and site improvements for Spring Lake Family Dentistry at 102 South Buchanan Street, Permanent Parcel Number 70-03-15-383-001 and 104 East Savidge Street, Permanent Parcel Number 70-03-15-383-002. The following conditions apply:

- a. The installation of street trees and the modification to the curb cut must be coordinated with the Department of Public Works.
- b. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- c. The applicant will comply with all verbal representations.
- d. The applicant will work with staff to add more architectural details to the north elevation similar to the west elevation.

Six Planning Commission members were in favor and one member abstained, motion carried.

Yes: 6 No: 0 Abstained: 1 (Martinus)

Howland said she would bring the site plan to her staff meeting for their input and she would send an email to the Planning Commission members with the requested changes after working with the architect.

- B. Miscellaneous - Van Leeuwen-Vega** said she thought they had discussed the trees in the wetland area of the new Best Financial Credit Union property but she saw that the property had been clear cut. **Howland** said she would check the site plan. **Johnson** said that he worked for the engineering firm that was working on that property and that he was an Army Corp of Engineers Certified Wetland Delineator. He had delineated that site and thought that as long as they were not changing any of the soil or soil components it was ok and he didn't think the Village had a tree ordinance. **Howland** said that the Village

did have a tree ordinance that protects certain size trees for areas outside of the buildable area and that any tree over a certain size needed to be shown on the site plan. **Howland** said that she would share a memo regarding trees that she wrote before Johnson joined the Planning Commission. **Kaucheck** asked **Howland** if she would look at the minutes from the meeting with Best Financial and see what was approved. **Howland** said she would.

6. **STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA**

There were no statements of citizens.

7. **ADJOURNMENT**

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

Jennifer Howland, Village of Spring Lake

Maryann Fonkert, Deputy Clerk