

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
October 24, 2017 8:00 PM

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

1. CALL TO ORDER

Chairman Kauchek called the meeting to order at 7:57 p.m.

2. ROLL CALL

Present: Bohnhoff, Johnson, Kauchek, Nauta, Van Leeuwen-Vega, and VanStrate.

Absent: Martinus

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

3. APPROVAL OF THE AGENDA

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

Yes: 6 No: 0

4. APPROVAL OF THE MINUTES – June 27, 2017 regular meeting

Motion by **Nauta**, second by **Van Leeuwen-Vega**, to approve the Minutes of the June 27, 2017 regular meeting. All in favor, motion carried.

Yes: 6 No: 0

5. PUBLIC HEARING

- A. 205 East Savidge Street: The Planning Commission will consider a request from Hilda Kamps for a Special Land Use Permit for a Bed & Breakfast at 205 East Savidge Street, Permanent Parcel Number 70-03-15-383-001. This project also required a site plan review for minor improvements.

Chairman **Kauchek** introduced this item and asked Ms. Kamps to explain her request.

Hilda Kamps, 205 E. Savidge, explained that she was a long-time resident of Spring Lake and that she had a beautiful space she would like to open to travelers.

Kauckeck asked Howland to give an overview of the application. **Howland** explained that Ms. Kamps had dropped off a more detailed narrative related to the standards for all special uses from section 20.4 that supplemented the first page of Ms. Kamps application and that she had also provided the floor plan for the 2nd and 3rd floors of her home. **Kauckeck** asked how this complied with the requirements. **Howland** said they were missing the rest of the homes floor plan, at least the 1st floor since **Howland** did not know how the basement was utilized. **Howland** said she believed the basement was used as living quarters for the applicant, but that was something Ms. Kamps could speak to, and they were also missing the narrative for section 20.7 which went through the 20 conditions for a Bed & Breakfast, so they did not have responses to that. **Kauckeck** said that, it would seem then, that the Planning Commission could not make a decision on this request at this time. **Howland** said that she would agree with that, but since the public hearing was noticed, it would be appropriate to take public comment from anyone that had come to this meeting.

Motion by **Bohnhoff**, second from **Nauta**, the Public Hearing was opened at 8:03 p.m.

Nichole LaBelle, 203 E Savidge, and Carla Bazin, 121 E Savidge, voiced their concerns regarding the fact that Ms. Kamps also had a salon, spa and yoga studio in her home and that parking had been an issue since Ms. Kamps had opened the Bed & Breakfast. Ms. LaBelle and Ms. Bazin were also concerned that the family was staying in the basement without a proper emergency escape.

There being no more public comment, motion by **Van Strate**, second from **Nauta**, the Public Hearing was closed at 8:07 p.m. All in favor, motion carried.

Yes: 6 No: 0

Van Strate asked if that was correct, that other businesses were not allowed in with a Bed & Breakfast. **Howland** said that was correct, and referenced Section 20.7 of the Village Zoning Ordinance. **Van Leeuwen-Vega** asked if the public hearing was just to address any public concerns, since there were potential conflicts and missing paperwork and they were not able to make a decision at this time. **Howland** said that they had sent the public hearing notices more than 15 days before this meeting and that they did not realize there was missing information until last week. **Howland** said she had conveyed to Ms. Kamps that there was missing information and that Ms. Kamps had provided some, but not all of the information. **Kauckeck** said he thought they should postpone a decision until they have all the required information. **Bohnhoff** asked if another public hearing would be required. **Howland** said she did not think so, since this public hearing had been properly noticed, had been opened and closed properly and they had received statements from citizens, so unless they received new information that completely changed how it was characterized, they should not need another public hearing. Howland said she would not know for sure until she received the full application.

Motion by **Nauta**, second from **Bohnhoff**, to postpone a decision until all required documentation has been received. All in favor, motion carried.

Yes: 6 No: 0

6. **STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA** - There were no statements from citizens.

7. **ADJOURNMENT**

There being no further business, motion by **Van Leeuwen-Vega**, second from **Van Strate**, the meeting was adjourned at 8:12 p.m.

Jennifer Howland, Village of Spring Lake

Maryann Fonkert, Deputy Clerk