



**VILLAGE OF SPRING LAKE
PLANNING COMMISSION**

**MINUTES
REGULAR MEETING
July 24, 2018 7:00 PM**

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

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: None

Staff Present: Jennifer Howland (Village Planner)

3. APPROVAL OF THE AGENDA

Motion by **Bohnhoff**, second from **Van Leeuwen-Vega**, to approve the agenda as presented. All in favor, motion carried.

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES – June 26, 2018 regular meeting

Motion by **Van Strate**, second from **Nauta**, to approve the minutes from the June 26, 2018 regular meeting. All in favor, motion carried.

Yes: 7 No: 0

5. OLD BUSINESS

A. Village Master Plan: The Planning Commission will review the proposed Village Master Plan and consider making a recommendation to the Village Council to adopt it.

Chairman **Kauck** introduced this item and explained that the June meeting vote of 4-0 didn't meet the 2/3 majority requirement of the Michigan Planning

Enabling Act. Therefore, a re-vote was required. **Kaucheck** offered to have Max Dillivan from Williams & Works review last month's presentation if any planning commissioners needed it.

All members were comfortable with the proposed plan.

Motion by **Martinus**, second from **Bohnhoff**, to pass a Resolution approving the 2018 Spring Lake Village Master Plan update and to recommend final approval by the Village Council. Whereas, the Spring Lake Village Planning Commission in cooperation with the steering committee has prepared the 2018 Spring Lake Village Master Plan, being an update to the version last revised in 2006; It is, therefore, resolved as follows: The Planning Commission approves the 2018 Spring Lake Village Master Plan, in the form and content presented at this meeting, with the following revisions:

- a. The addition of Map 4 Redevelopment Sites, pages 41 through 43.

The Planning Commission recommends that the Village Council give final approval of the Master Plan. The Secretary of the Planning Commission is requested to forward this resolution and the approved draft of the Master Plan to the Village Clerk for submission to the Village Council. All in favor, motion carried.

Yes: 7 No: 0

6. PUBLIC HEARING

- A. **203 East Savidge Street:** The Planning Commission will consider a request for an amendment to the Special Use Permit to operate a Bed & Breakfast located at 203 East Savidge Street, Permanent Parcel Number 70-03-15-451-002. The request pertains to the total number of bedrooms rented to guests increasing from two (2) to four (4).

Chairman **Kaucheck** introduced this item and asked applicant Nicole LaBelle to present her request. Ms. LaBelle stated that the only change is to the number of rooms being rented, which will increase from 2 to 4. Ms. LaBella explained that when she purchased the property, the B&B approval was already in place. She also stated that she would support allowing more B&Bs in the Village, because they are good for tourism and the economy. **Kaucheck** told her that they could consider changing the regulations in the future as part of the Zoning Ordinance update.

Motion by **Bohnhoff**, second from **Martinus**, to open the public hearing. All in favor, motion carried.

Mark Kamps of 205 East Savidge Street supports the request and was also supportive of the original request to establish a B&B at 203 East Savidge Street. He told the Planning Commission that the concern with the original request was related

to parking. He would like the Village to apply the rules fairly for all B&Bs, and that he feels that B&Bs should be able to use public parking areas like other nearby businesses. **Howland** confirmed that there is sufficient parking on site to support a 4-bedroom B&B operation at 203 East Savidge Street, and she also reviewed the parking standards with the Planning Commission. There was some discussion about not being able to use existing parking areas in the front yard; that is a requirement of the Zoning Ordinance that applies to B&Bs.

Motion by **Nauta**, second from **Johnson**, to close the public hearing. All in favor, motion carried.

Motion by **Bohnhoff**, second from **Van Strate**, to approve the request from Nicole LaBelle for an amendment to her Special Land Use Permit for a Bed & Breakfast to expand the number of guestrooms from two (2) to four (4) at 203 East Savidge Street, Permanent Parcel Number 70-03-15-451-002. The following conditions apply:

- a. A total of six (6) parking spaces must be provided – two for the residence plus four for the guest rooms.
- b. The applicant must comply with the Special Land Use Standards for Approval, including Section 20.4A and the Specific Requirements of Section 20.7, B.3 of the Zoning Ordinance.
- c. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- d. The applicant will comply with all verbal representations.

All in favor, motion carried.

Yes: 7 No: 0

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

No comments.

8. ADJOURNMENT

There being no further business, motion by **Bohnhoff**, second from **Van Strate**, the meeting was adjourned at 7:25 p.m.

Jennifer Howland, Village of Spring Lake