



**VILLAGE OF SPRING LAKE
PLANNING COMMISSION**

**MINUTES
REGULAR MEETING
November 27, 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 Van Strate.

Absent: None

3. APPROVAL OF THE AGENDA

Motion by **Martinus**, second from **Van Strate**, to approve the agenda as presented. All in favor, motion carried.

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES: October 23, 2018 regular meeting

Motion by **Bohnhoff**, second from **Van Strate**, to approve the minutes from the October 23, 2018 regular meeting. All in favor, motion carried.

Yes: 7 No: 0

5. WORK SESSION

A. Short Term Rental Regulations: The Planning Commission will continue a discussion about potential regulations concerning short term rentals and consider setting a public hearing to gather citizen input on draft regulations.

Chairman **Kauck** explained the purpose of this Work Session. **Howland** explained the changes to the Draft Ordinance from last month's discussion and Public Hearing. **Howland** said those changes included removing the minimum lot

size requirement, adding language to give the Planning Commission authority to require mitigating measures, ie: if there was a smaller lot then the Zoning District required, or something was crowded on the lot, there were other things the Planning Commission could require, such as additional buffering, a fence or, if a deck was planned, pulling it back from the lot line to give a little more separation from the neighbors. **Howland** said that a relationship was created between the International Property Maintenance Code Occupancy and required parking spaces, so depending on how many people could safely sleep in the home would relate to the number of parking spaces required and occupancy would be determined by an inspection. **Howland** said requiring paved parking was removed and requiring a floor and site plan added. **Howland** said that a prohibition against cooking facilities in sleeping rooms was also added.

Due to a conflict of interest, **Martinus** was recused from this discussion.

Van Leeuwen-Vega asked if parking spaces were required to be on the property. **Howland** said parking was required to be on the property. **Van Leeuwen-Vega** said she had asked about the regulation of not allowing fire pits be removed but she did not see a change to allow them. **Howland** said, as proposed, but that restriction was open for discussion. **Van Leeuwen-Vega** said she thought that was a strange restriction. **Howland** said that sometimes fire pits could become a nuisance to the neighbors because of the smell or noise from congregating around them, but there were nuisance regulations that also would address those issues. **Johnson** thought they should discuss lot size with regards to a fire pit. **Howland** said the Fire Code had setback requirements and maximum sizes and she would get additional information on what those exact requirements were. **Kauck** said he did not have a problem with a “fire pit”, but he did have a problem with a “burn pit”, so rather than eliminate a fire pit all together, he would like to control what kind of pit was installed rather than having an open hole that stuff was thrown into. **Howland** said she would get information on what the Village Fire Pit Burning Ordinance allowed. **Nauta** said that a typical home usually used a fire pit a few times during the summer, but vacationers tend to use a fire pit daily and that can get annoying with the smell. **Howland** said that, getting back to Johnson’s point about a small lot size, the Planning Commission could, through the special use permit process, prohibit a fire pit because a lot was too small. **Johnson** asked if a lot was conforming would a burn pit be allowed. **Howland** said it would be allowable. The **Planning Commission** agreed that as long as the neighbors were protected, they would follow the Fire Code and Village Ordinances that already had in place. **Howland** said that a fire pit would be required to be shown on the site plan for the Special Use Permit. **Bohnhoff** suggested that the property owner’s rules might be stricter than what the Village enforced. **Kauck** asked if there were any regulations regarding the number of bathrooms in relation to number of bedrooms. **Howland** said that was not regulated.

Motion by **Bohnhoff**, second from **Nauta**, to accept the Draft Ordinance with the removal of the stipulation against fire pits. All in favor, motion carried.

Yes: 6

No: 0

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 **Van Strate**, second from **Bohnhoff**, the meeting was adjourned at 7:29 p.m. All in favor, motion carried.

Yes: 6

No: 0

Jennifer Howland, Village Planner

Maryann Fonkert, Deputy Clerk