



**VILLAGE OF SPRING LAKE
PLANNING COMMISSION**

**MINUTES
REGULAR MEETING
December 18, 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

3. APPROVAL OF THE AGENDA

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

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES: November 27, 2018 regular meeting

Motion by **Bohnhoff**, second from **Van Leeuwen-Vega**, to approve the minutes from the November 27, 2018 regular meeting. All in favor, motion carried.

Yes: 7 No: 0

5. PUBLIC HEARING

A. Short Term Rental Regulations: The Planning Commission will consider text amendments to the Zoning Ordinance to establish regulations concerning short term rentals. Affected sections of the Zoning Ordinance include Section 390-7 (Definitions), Articles IX, X, XI, XII, XIII, XV, XVI (various zoning districts), and Article XXV (Special Land Uses).

Chairman **Kauck** introduced this item.

Howland reported the changes that had been made to the draft ordinance since the November 27, 2019 meeting which included removing prohibition against fire pits at the request of the Planning Commission, and the Ordinance had been renumbered to correspond with the Village's newly codified Code of Ordinances. **Howland** also shared information regarding bon fires that the Planning Commission had requested at the last meeting.

Due to a conflict of interest, **Martinus** recused himself from the Short-Term Rental Regulations text amendments.

Motion by **Nauta**, second from **Johnson**, the Public Hearing was opened at 7:04. All in favor, motion carried.

Yes: 6 No: 0

The following people spoke regarding Short-Term Rentals:

Robin Mersereau, 317 Lakeview, said he and other short-term rental hosts understand the concerns of their neighbors regarding felt the new Ordinance language would solve a lot of these problems and, in addition, the hosts have agreed to be committed to having strong house rules that would ensure and enforce good behavior with their guests and be good neighbors. Mr. Mersereau said they were very grateful for all the effort that had gone into this Ordinance amendment.

Marianne Martinus, 209 S Park, shared how one of her renters liked the area so much she chose to move to here.

Lee Schuitema, 408 W Exchange, said he liked the new language for the Ordinance amendment and has 2 short-term rentals near him and has never had any problems.

Adriana Molinaschmuker, 15386 Bayou Meadows, said that she had been a renter at the Martinus's and was very grateful for the opportunity to rent and get to know the area.

Parker Penney, 210 S Cutler, said that she felt short-term rentals were good for the Village economy and that she provided a notebook for her renters that promoted local businesses.

Sandy Bienick, 111 Millpoint, said that she also felt short-term rentals were good for the Village economy and was glad they would now be legal.

Drorit Gelbard, 321 N Jackson, asked the Planning Commission to consider changing the proposed parking restrictions from 3 guests per parking space to 4 guests per parking space.

Mark Huizen, 15664 Grand Point Dr., said that his short-term rentals were pontoon boats and that his renters were so appreciative of what the Village did for visitors.

Richard Martinus, 209 S Park, thanked the Planning Commission for considering this amendment and that the last thing any of the hosts wanted to do was destroy their property or become bad neighbors and they were very glad for this Ordinance amendment.

Motion by **Nauta**, second from **Bohnhoff**, the Public Hearing was closed at 7:24 p.m. All in favor, motion carried.

Yes: 6 No: 0

The Planning **Commission** discussed the parking regulations and agreed to keep the restrictions as written.

Motion by **Nauta**, second from **Johnson**, to recommend approval of the text amendments to the Zoning Ordinance to establish regulations concerning short term rentals as provided in the attached proposed ordinance document. Affected sections of the Zoning Ordinance include Section 390-7 (Definitions), Articles IX, X, XI, XII, XIII, XV, XVI (various zoning districts), and Article XXV (Special Land Uses). All in favor, motion carried.

Yes: 6 No: 0

6. APPROVAL OF 2019 MEETING DATES

Motion by **Bohnhoff**, second from **Van Strate**, to approve the 2019 meeting dates. All in favor, motion carried.

Yes: 7 No: 0

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

Darcy **Dye**, 114 N Fruitport Road, shared that she had spent time going over the Landscape regulations in Chapter 16B of the Village Zoning Ordinance and had put together a packet of information for the Planning Commission to review that included recommendations, annotation of the existing Ordinance and suggestions of some things that the Planning Commission might want to consider changing. **Dye** explained since the National trend in landscaping had changed significantly, they might want to work on that area. **Dye** said she included the National guidelines with visuals and a list of plants that would thrive in our soils and climate of West Michigan.

The Planning Commission thanked Dye for all her hard work keeping the Village looking beautiful.

8. ADJOURNMENT

There being no further business, motion by **Bohnhoff**, second from **Johnson**, the meeting was adjourned at 7:45 p.m. All in favor, motion carried.

Yes: 6

No: 0

Jennifer Howland, Village Planner

Maryann Fonkert, Deputy Clerk