



**VILLAGE OF SPRING LAKE  
PLANNING COMMISSION**

**MINUTES  
REGULAR MEETING  
March 26, 2019 7:00 PM**

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

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

Absent: Johnson

**3. APPROVAL OF THE AGENDA**

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

Yes: 6                      No: 0

**4. APPROVAL OF THE MINUTES: February 26, 2019 regular meeting**

Motion by **Martinus**, second from **Nauta**, to approve the minutes from the February 26, 2019 regular meeting. All in favor, motion carried.

Yes: 6                      No: 0

**5. OLD BUSINESS**

- A. Barrett Boat Works:** The Planning Commission will consider a request for an amended Special Use Permit, development in the Waterfront Overlay District, and a Site Plan Review for a new boat storage building and parking lot at Barrett Boat Works, located at 813 and 901 West Savidge Street, Permanent Parcel Numbers 70-03-16-476-007 and 70-03-476-004.

Andrew Rossell, Civil Engineer for Milanowski and Englert, 403 Oak St, Spring Lake, was present and shared 2 new building design options and a revised

landscape plan. Mr. Rossell said the main change was the addition of the overhead door on the north east corner allowing a safer route for Barrett's and for pedestrians on the bike path and the updated landscape plan from Mike Rose that included more Michigan native plantings. Mr. Rossell explained they were waiting for a response from Moore & Bruggink to address a minor comment on the stormwater retention. Chuck Harloff said that after last month's meeting they had put Mike Bouman to task to create 2 new designs using the suggestions from staff and Planning Commission. Mr. Bouman explained that option A was a more contemporary design, that was closer in look to the existing sales building, with wood look panel that would be an aluminum or cement composite, tinted glass that wrapped around the corner so you would be able to see the boats inside, and real brick would be used as opposed to the brick veneer on the sales building. **Van Strate** said he didn't have any questions but preferred plan A. **Nauta** said he preferred plan A also. **VanLeeuwen-Vega** said she understood the blue trim but asked if they would consider a different type for the blue lettering and if they had reviewed the traffic flow for the parking area. Mr. Rossell said they had not put much thought into the signage yet but would consider **VanLeeuwen-Vega's** suggestion when they did and that yes, they had reviewed the traffic flow and, given the traffic numbers, they felt that it was justifiable and safe. **Martinus** asked if there would be any in-and-out boat service from this new building. Mr. Harloff said there would be no in-and-out from this building. **Martinus** asked what the determining factor was for the 44 additional parking spaces. Mr. Harloff said the 44 additional spaces were a requirement for their dock expansion and not for the building addition. **Bohnhoff** asked if this new building was for winter storage, did that mean all the racks and trailers would be stored inside the building during boating season. Mr. Harloff said their plan was to have everything stored inside and cleaned up. **Bohnhoff** said he liked plan B with the brick and the lights and thought it was more in keeping with the Village look. **Kauckeck** complemented the applicant for listening to the suggestions from the Planning Commission at the last meeting and bringing 2 new very nice sets of plans back. **Kauckeck** said he liked plan A also but suggested taking the north and east elevations from plan B and match them up to what was currently shown on the west and south elevations on plan A which would add the brick façade around the entire building. Mr. Harloff said they could incorporate the wood siding on the north side to break up the large wall, but the brick would not be an option on the east elevation because that was a fire wall. **Kauckeck** said that he had spent a lot of time looking around their facility and the building on the far end had a lot of panels with paint missing so he was concerned with the upkeep and maintenance of all their buildings if they were not keeping up with what they currently had. Mr. Harloff said there had been a problem with how the brick veneer was installed but that had been refastened and repairs would be finished as soon weather permitted. **Kauckeck** said he would like to add a contingent that the other buildings at the facility be repaired and maintained along with the new. **Hill** suggested that the Commission could leave the option of which building they would like to build up to the applicant taking into consideration the suggestions of the Planning Commission. The **Commission** discussed the options from each plan that they liked best. **Martinus** said that he

liked plan B because the glass was separated by the brick. **Kauckeck** asked if they built plan B, could they add a panel of glass around the corner on the west side at the south end. Mr. Harloff said they could add the glass on the west side. The **Commission** said they would like to see lighting on the north elevation too. **Van State** said he liked either plan and **Nauta** said that his position had changed, and that he preferred plan B.

1. Motion **Bohnhoff**, second from **Martinus**, to approve the request for an amended Special Use Permit per standards in Section 390-196, Site Plan Review per standards in Section 390-189 and development in the Waterfront Overlay District per standards in Section 390-56 for a new boat storage building and parking lot at Barrett Boat Works, located at 813 and 901 West Savidge Street, Permanent Parcel Numbers 70-03-16-476-007 and 70-03-476-004, subject to the following conditions:
  - a. The new building will be used for winter storage only and will not be used for in/out service.
  - b. All parcels shown on the plans are integral to the marina special land use and cannot be used for any other purpose.
  - c. The storm water management plan must be revised to comply with the Village ordinance. A storm water maintenance agreement must be provided, as well as any necessary easements, all subject to the approval of the Village.
  - d. The project shall be built in compliance with the submitted site plan and elevation drawings of option B with:
    - a. Glass panel on west side;
    - b. Lights on all pillars except on the east side.
  - e. The applicant will comply with any other local, state, and federal laws.
  - f. The applicant will comply with all verbal representations reflected in these minutes and all written submissions not inconsistent with any other conditions of approval.
  - g. Repair/improve architectural installments on other buildings (paint/brick etc.).
  - h. No outside storage of racks.
  - i. Night sky friendly lighting.

All in favor, motion carried.

Yes: 6

No: 0

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

Darcy Dye, 114 N Fruitport Rd., said she would talk to Manager Burns about redesigning the Village right of way to enhance the front of Barrett's new building. Dye also reported that she had most of her volunteers in place for maintaining gardens and putting in 5 new butterfly gardens and that she was looking for a new vendor for the planters now that DeLass was gone.

7. **ADJOURNMENT**

There being no further business, motion by **Martinus**, second from **Bohnhoff**, the meeting was adjourned at 7:57 p.m. All in favor, motion carried.

Yes: 6

No: 0

\_\_\_\_\_  
Lukas Hill, Village Zoning Administrator

\_\_\_\_\_  
Maryann Fonkert, Deputy Clerk