



**VILLAGE OF SPRING LAKE  
PLANNING COMMISSION**

**MINUTES  
REGULAR MEETING  
April 23, 2019 7:00 PM**

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

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

Absent: Martinus and Kauchek

**3. APPROVAL OF THE AGENDA**

Motion by **Nauta**, second from **Van Leeuwen-Vega**, to approve the agenda with the addition of item 5.1, a presentation by Village Manager, Christine Burns on the Capital Improvement – Six Year Plan. All in favor, motion carried.

Yes: 5                      No: 0

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

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

Yes: 5                      No: 0

**5. Public Hearings**

**A. 317 Lakeview Court:** The Planning Commission will consider a request for a Special Use Permit for a Short-Term Rental located at 317 Lakeview Court, Permanent Parcel Number 70-03-15-332-020.

Vice Chairman **Bohnhoff** introduced this item and asked **Howland** to give an overview.

**Howland** gave an overview of the request for a Special Use Permit for a Short-Term Rental from Bob and Robin Mersereau.

Motion by **Nauta**, second from **VanLeeuwen-Vega**, to open the public hearing at 7:06 p.m. All in favor, motion carried.

Yes: 5                      No: 0

Bob Mersereau, 1821 Doris Ave., Grand Haven, noted that his grandfather had built the cottage in 1941 and explained that in Howland's overview, she stated the sleeping occupancy was 18, but they actually only offer it for up to 15 because they felt it was a better fit. **Nauta** commented that they had rented the cottage for a while. Mr. Mersereau said yes, they had rented it out in 2016 and 2017 until they received the letter from the Village in 2018 stating that short-term rentals were not allowed. Mr. Mersereau explained that they wanted to be good neighbors and have been successful in the past with respectful renters and have not receive any complaints. Mr. Mersereau said they take extra measures to ensure that there are no problems and one of the ways they do that was by putting up speed limit signs of 7 ½ miles per hour on Shady Lane.

Steve Zarkowski, 400 Lakeview St, said that he appreciated that the applicant wanted to do a different type of business, but he had moved to this area to be in a nice quiet place, and felt that long-term lease was different than short-term leases, so he was concerned that it would be louder and bring a different clientele.

**Howland** read a letter from a representative of the residents of Cote La Mer stating that they were not in favor of their neighbor leasing their home on a short-term basis because it would cause parking issues and noise, and for those reasons, Cote La Mer did not allow short-term leasing of their condominiums.

Robin Mersereau, 1821 Doris Ave. and son of Bob Mersereau, said he wanted to address Mr. Zarkowski and the other residents of Cote La Mer's concerns, and that under no circumstances would they ever allow anyone, family or renters, to park on Lakeview Ct. in a way that would disrupt traffic, however, at the end of Lakeview Ct. was a cul-de-sac where they have parked and will continue to park there depending on circumstances. Mr. Mersereau said they have very strict parking and noise rules for their renters.

There being no more public comment, motion by **Van Strate**, second by **Johnson**, to close the Public Hearing at 7:16 p.m. All in favor, motion carried.

Yes: 5                      No: 0

Motion by **VanLeeuwen-Vega**, second from **Johnson**, to approve the request for a Special Use Permit for a Short-Term Rental located at 317 Lakeview Court, Permanent Parcel Number 70-03-15-332-020, subject to the following conditions:

- a. The sleeping occupancy is estimated at 18 people, which requires six (6) parking spaces. The sleeping occupancy will be verified by the building official upon inspection.

- b. The short-term rental shall be maintained in compliance with the submitted site plan and floor plan.
- 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: 5                      No: 0

**B. 321 North Jackson Street:** The Planning Commission will consider a request for a Special Use Permit for a Short-Term Rental located at 231 North Jackson Street, Permanent Parcel Number 70-03-15-326-007.

Vice Chairman **Bohnhoff** introduced this next item and asked **Howland** to give an overview.

**Howland** gave an overview of the request for a Special Use Permit for a Short-Term Rental from Drorit Gelbard.

Motion by **Nauta**, second from **VanLeeuwen-Vega**, to open the Public Hearing at 7:21 p.m. All in favor, motion carried.

Yes: 5                      No: 0

Drorit Gelbard, 17712 Tamarack Lane, Grand Haven, said that she didn't have anymore to add except that she really tries to be a good neighbor.

Greg Meidema, 205 Barber, said that he lived right next door to the applicant's proposed Short-Term Rental home and he has never had any issues.

There being no more public comment, motion by **Van Strate**, second from **Johnson**, the Public Hearing was closed at 7:24 p.m. All in favor, motion carried.

Yes: 5                      No: 0

**Johnson** said that he lived down the street from the proposed Short-Term Rental home and he had never had any issues with previous tenants, so he had no objections. **Van Strate** did not have any objections. **Van Leeuwen- Vega** said that her concern was the parking. The **Commission** discussed the parking options shown on the submitted parking plan that included an easement. **Howland** noted that the tenants would need to shuffle cars depending on the number staying. **Johnson** asked if Mrs. Gelbard had house rules for her tenants. Mrs. Gelbard said that she did, and they were included in her submission. **Howland** clarified that the calculation for occupancy was based on the square footage of the plans provided but the building official would have the final say on number of occupants allowed but it would not go higher than what was already noted and allowed per number of parking spaces available.

Motion by **Bohnhoff**, second from **Johnson**, to approve the request for a Special Use Permit for a Short-Term Rental located at 231 North Jackson Street, Permanent Parcel Number 70-03-15-326-007, subject to the following conditions:

- a. The sleeping occupancy is estimated at ten (10) people, which requires four (4) parking spaces. The sleeping occupancy will be verified by the building official upon inspection.
- b. The available parking on the subject property must be accessible without encroaching onto neighboring private property without approval via a recorded easement. If the parking is limited below the four spaces shown on the site plan, the sleeping occupancy will be limited.
- c. The short-term rental shall be maintained in compliance with the submitted site plan dated April 23, 2019 and floor plan.
- d. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- e. The applicant will comply with all verbal representations.

All in favor, motion carried.

Yes: 5                      No: 0

**5.1 Review of the Fiscal Year 2019 Capital Improvement Plan:** Village Manager Chris Burns will present the Fiscal Year 2019 Capital Improvement Plan for review and recommendation by the Planning Commission.

Manager **Burns** reviewed the Six Year Capital Improvement Plan with the Planning Commission. Manager **Burns** also updated the Commission on the Tanglefoot/Mill Point Park Master Plan development and the progress on VanKampen's Epicurean Village project, blue Victorian home move, Height building, Bilz Pool and Spa building and the Citco station.

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

There were no statements of citizens.

**7. ADJOURNMENT**

There being no further business, Vice Chairman **Bohnhoff** declared the meeting adjourned at 8:07 p.m. All in favor, motion carried.

Yes: 5                      No: 0

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Jennifer Howland, Village Planner

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Maryann Fonkert, Deputy Clerk