



**VILLAGE OF SPRING LAKE
PLANNING COMMISSION**

**MINUTES
REGULAR MEETING
December 17, 2019 7:00 PM**

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

1. CALL TO ORDER

Chairman **Bohnhoff**, called the meeting to order at 7:01 p.m.

2. ROLL CALL

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

Absent: Drooger and Johnson

3. APPROVAL OF THE AGENDA

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

Yes: 5 No: 0

4. ELECTION OF VICE CHAIRPERSON

Both **Martinus** and **Van Leeuwen-Vega** asked to be considered to fill the open seat of the Vice Chairperson. **Van Leeuwen-Vega** was nominated at the November 26th meeting but was not in attendance to accept. The vote was tabled until **Van Leeuwen-Vega** could accept the nomination.

Motion by **Nauta**, second from **Bohnhoff**, to elect Van Leeuwen-Vega Vice Chair.

Yes: 4 No: 1 (Martinus)

5. APPROVAL OF THE MINUTES: November 26, 2019 regular meeting

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

Yes: 5 No: 0

6. APPROVAL OF MEETING DATES FOR 2020

Motion by **Nauta**, second from **Van Strate**, to approve the meeting dates for 2020. All in favor, motion carried.

Yes: 5 No: 0

7. **ZONING ORDINANCE UPDATE:** Andrew Moore, the Village’s planning consultant from Williams & Works, will present an overview of the zoning ordinance update progress to date.

Howland explained that Williams & Works had been hired to help with the Zoning Ordinance update and they had been working on it for several months. **Howland** said that public engagements had been held, different chapters had been drafted and the Zoning Map was being reviewed.

Andrew Moore, Williams & Works, shared that they had started the update process in April and that they had received very good feedback from the public engagements on types of building, streetscape, land use and kinds of development people wanted to see. Mr. Moore said that as he worked with Howland, Zoning Administrator Hill and Manager Burns through the update process, they were looking at consolidating some of the Zoning Districts to simplify the map, such as combining SFR-A, SFR-B and P into one Zoning District and MFR-A and MFR-B into one MFR District. Mr. Moore gave examples of other Districts that would be combined but they would make sure that uses worked in the districts chosen, they would not create nonconforming uses. The **Commission, Howland** and Mr. Moore discussed the reasons for simplifying the Districts and how PUD’s might be handled and what this would mean for Residential and Commercial Districts. Mr. Moore went through the Zoning Ordinance highlighting proposed changes, for example, landscape plans, signs, parking, etc. Mr. Moore explained that the intent of the Zoning Ordinance update was to clarify and simplify procedures.

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

Darcy Dye, 114 N. Fruitport Rd, asked if the recently adopted Mass Gathering Ordinance, which was specifically designed for parks, would inadvertently become applicable to residential and church properties for graduation parties or weddings with the consolidation of residential and public properties. Dye also asked if the Ordinance would address the installation and use of 5G equipment. Mr. Moore thought the 5G would fall under the existing cell tower and wireless communication provisions, but he would take a look at that.

Gary Hanks, 116 S. Jackson, said that for some time he had been requesting a change to the sign ordinance and wanted to know if there would be a chance for businesses to give input into those standards before they are adopted. Hanks said that he had received a letter from Manager Burns and was under the impression that this was supposed to be the night of an in-depth discussion. **Howland** apologized for the misunderstanding and said that she thought that discussion would take place in a joint meeting in January between Village Council and the Planning Commission where they would bring a few sign consultants to the table to bring the latest and greatest technology. Hanks asked if Williams & Works would have something written by the joint meeting. Mr. Moore said that he thought they would and there were compromises that could accommodate the business signage needs.

9. **ADJOURNMENT**

Motion by **Nauta**, second from **Martinus**, the meeting adjourned at 8:11 p.m. All in favor, motion carried.

Yes: 5 No: 0

Jennifer Howland, Village Planner

Maryann Fonkert, Deputy Clerk