VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
November 25, 2014 7:00 PM

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

1. CALL TO ORDER

Chairwoman Miller called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Bohnhoff, Boon, Miller, VanStrate, and Yasenak.

Staff Present: Jennifer Howland (Village Planner) and Maryann Fonkert (Deputy Clerk).

Absent: Kaucheck and Van Leeuwen-Vega.

3. APPROVAL OF THE AGENDA

Howland asked to move item C., Text Amendment: Garage Sale Signs, to the first order of business. Motion by **VanStrate**, seconded by **Boon**, to approve the agenda as amended. All in favor, motion carried.

4. APPROVAL OF THE MINUTES – October 28, 2014 regular meeting

Motion by **Bohnhoff**, seconded by **Boon**, to approve the Minutes of the October 28, 2014 regular meeting. All in favor, motion carried.

5. OLD BUSINESS

A. Text Amendment: Garage Sale Signs

The Planning Commission recommended denial of proposed text amendments to Chapter 17 "Signs" of the Zoning Ordinance to establish regulations concerning garage sale signs on October 28, 2014. Staff would like the Planning Commission to re-consider the proposed text amendment to allow the lawful display of such signs; such signs are currently prohibited.

Chairwoman **Miller** introduced this item and asked **Howland** to give an overview.

Howland explained that at the October 28th meeting, the Planning Commission voted 3-4 to recommend approval of the proposed text amendments to establish regulations concerning garage sale signs. **Howland** said that at that meeting, staff failed to explain that the current Zoning Ordinance does not address such signs and as a result, all garage sale signs are being

removed by Village personnel. **Howland** explained that the proposed text amendments would give residents the ability to lawfully advertise their garage sales. **Howland** also explained that staff believes this point was not made clear and the resulting vote may have been affected by this lack of important information.

Howland said they also took into consideration the Planning Commission's comments at the last meeting and have made some adjustments to the language noting that the Zoning Ordinance already prohibits signs from being displayed in the right-of-way or on a utility pole per Section 17.3, G, and Section 17.3, J prohibits placement of signs within the clear vision area, so that redundant language has been deleted.

The Commission agreed that garage sale signs should be allowed.

Motion by **Bohnhoff**, seconded by **Yasenak**, to approve the proposed text amendment to allow the lawful display of such signs. All in favor, motion carried.

6. PUBLIC HEARINGS

B. 106 North Fruitport Road and 0 (Vacant) Cleveland Street: The Planning Commission will hold a public hearing for the proposed rezoning of Permanent Parcel Numbers 70-03-14-451-010 and 70-03-14-451-014 from the Single-Family Residential-A District (SFR-A) to the Public and Semi-Public District (P). The parcels are located at the northeast corner of M-104 and Fruitport Road.

Chairwoman **Miller** introduced this item and asked Manager **Burns** to give her presentation.

Manager **Burns** gave a power point presentation explaining why the Village was asking for the rezoning of Permanent Parcel Numbers 70-03-14-451-010 and 70-03-14-451-014 from the Single-Family Residential-A District (SFR-A) to the Public and Semi-Public District (P). The parcels are located at the northeast corner of M-104 and Fruitport Road.

Motion by **VanStrate**, seconded by **Bohnhoff**, to open the public hearing. All in favor, motion carried.

The following Village and Township residents spoke in opposition to rezoning these parcels:

- David Dye, 114 N Fruitport Road;
- Ray Klink, 16707 Taft;
- Barbara Holden, 18836 Greenwood Ct.;
- Darcy Dye, 114 N Fruitport Road;
- Elizabeth Wheeler, 120 N Lake Avenue;
- Rita Braun, 121 S. Fruitport Road;
- Marcia Braunschneider, 126 N Fruitport Road;
- William Braunschneider, 126 N Fruitport Road;
- Stuart Johnson, 128 N Fruitport Road.

The following Village and Township residents spoke in support of rezoning these parcels;

- Doug Heins, 701 E Savidge Street, Spring Lake, MI 49456

- Steve Woolridge, 16230 Woodvale, Spring Lake, MI 49456
- Richard Brown, 808 River, Spring Lake, MI 49456
- Joyce Hatton, 400 Lakeview Ct, Spring Lake, MI 49456
- John Nash, 15643 View Drive, Spring Lake, MI 49456

There being no further public comment, a motion by **VanStrate**, seconded by **Boon** to close the Public Hearing. All in favor, motion carried.

Manager **Burns** replied to questions and concerns that were brought up during the Public Hearing explaining that the deadline to accept the grant was December 29, 2014 and that at no time did the Village violate the Open Meetings Act. **Burns** explained that the reason there was not a zoning application on file was because the request was coming from the Village and, similar to when the Village asked to rezone the Bunside, Whipperfurth, and Van Pelt properties, it comes as a directive from Council and is an entirely different process then if the request came from a developer. **Burns** also explained to the Commission that they would still have control over the development through the site plan process should the property be re-zoned. **Burns** said that, with the Township being in the same business as the Village, not only would it help both communities financially, combining the two would create one stop shopping for residents, therefore, giving better customer service.

The Planning Commission discussed their thoughts on re-zoning these two (2) parcels to Public and Semi-Public including what the Master Plan suggested for re-zoning and what their involvement would be should they re-zone the property as requested.

Motion by **Bohnhoff**, seconded by **Yasenak**, to deny the rezoning of Permanent Parcel Numbers 70-03-14-451-010 and 70-03-14-451-014 from the Single-Family Residential-A District (SFR-A) to the Public and Semi-Public District (P) for the following reasons:

a. due to traffic conditions at the corner;
b. that intersection is the entrance to the Village and should serve as a visual focal point for the Village;
c. Spot Zoning is undesirable;
d. there is no definition or guidance in the Master Plan and;
e. direct Council to have the pre-planned PUD reference removed from the Master Plan for those parcels.

Yes: 4 No: 1 (VanStrate)

C. **<u>Proposed Zoning Ordinance Text Amendments:</u>** The Planning Commission will hold a public hearing to consider proposed text amendments to Chapter 14 “Public and Semi-Public District – P” of the Zoning Ordinance to make “Governmental facilities, including, but not limited to, fire and police stations, vehicle and equipment storage and maintenance facilities, water and waste treatment facilities, water storage facilities” a permitted use in the P District rather than a Special Land Use.

Chairwoman Miller introduced this item and asked for a motion to open the Public Hearing.

Motion by **VanStrate**, seconded by **Boon**, to open the Public Hearing. All in favor, motion carried.

Darcy Dye, 114 N. Fruitport Road, spoke in opposition to these text amendments.

Elizabeth Wheeler, 120 N. Lake Ave., asked for more detail on this proposed text amendment.

Howland gave an overview explaining that the current Zoning Ordinance lists *"Governmental facilities, including, but not limited to, fire and police stations, vehicle and equipment storage and maintenance facilities, water and waste treatment facilities, water storage facilities"* (hereafter referred to as "Governmental Facilities") as a Special Land Use. **Howland** said there are no Special Land Use Specific Requirements for the Planning Commission to consider when reviewing such proposals; the only Standards for Approval are the four (4) items listed in Section 20.4, one of which refers to Section 20.7 Specific Requirements (of which there are none).

Howland said staff believes that Governmental Facilities should be considered a Permitted Use instead of a Special Land Use because such uses are necessary for the regular operations of the Village. The nature of many Governmental Facilities requires that they be located in certain areas or in proximity to certain other services and resources. Leaving such uses to the Planning Commission's discretion, given the limited standards for approval, puts undue burden on the Planning Commission to make a decision whether to approve, approve with conditions, or deny such a request.

Howland also said that details of the site design would remain under review by the Planning Commission, where the requirements of the Zoning Ordinance for buffering, parking, setbacks, building height, and other items would help ensure proper design of the site in relation to the neighborhood and Village standards.

Richard Brown, 808 River St, spoke in support of the proposed text amendment.

The following residents spoke in opposition to the proposed text amendment:

- David Dye, 114 N. Fruitport Rd.;
- Elizabeth Wheeler, 120 N. Lake Ave.;
- Barbara Holden, 18836 Greenwood Ct.;
- Rita Braun, 121 S. Fruitport Rd.

Motion by **Bohnhoff**, seconded by **VanStrate**, to close the Public Hearing. All in favor, motion carried.

After some discussion by the Commission, Chairwoman **Miller** asked **Howland** for clarification on the wording in Chapter 14.3, Special Land Uses, being moved to 14.2, Permitted Uses.

Howland said that only "Governmental Facilities, including, but not limited to, fire and police station, vehicle and storage facilities" was the wording being asked to move.

Howland also asked the Commission to consider these two cases separate even though they are related because the text amendment would affect all Public District Uses.

Motion by **Boon**, seconded by **Bohnhoff**, to deny the proposed Text Amendment.

Yes: 5 No: 0

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

Stuart Johnson, 128 M Fruitport Rd. asked the Commission to consider adding language to the Zoning Ordinance requiring "Green Space" and "Light Pollution".

Howland said there were regulations regarding lighting, but they would do research into green space.

Chairwoman **Miller** said she knew there were some that were disappointed in the Commission's recommendation regarding items B and C and said the Commission would be willing to look at a smaller scale PUD for just a fire station.

A member of the audience asked it the Village was required to have a fire station.

Manager **Burns** said that the Village was not required to have one but that insurance rates were determined by the location of the closest fire station and fire hydrants.

Another member of the audience asked if any of the properties in West End Commercial District could be used for the fire station.

Howland said not without being re-zoned to Public Use.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 p.m.

_____

Jennifer Howland
Village of Spring Lake, 616-842-1393

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

Dear Appointed & Elected Officials,

I support the concept of the Village of Spring Lake leasing space in the Village Hall to Spring Lake Township for the following reasons:

- Sharing space is the most efficient use of an existing building.
- Spring Lake Village & Spring Lake Township already share a Zoning Administrator, a Finance Director and a Utility Billing Clerk
- Sharing space negates the need to construct a new township hall
- Sharing space will reduce the utility costs for both Spring Lake Village & Spring Lake Township
- Sharing space will ultimately save tax payer dollars in both jurisdictions

I support the rezoning of property on the Northeast corner of Fruitport Road & M-104 in order to construct a new Spring Lake fire station for the following reasons:

- Spring Lake Township & Spring Lake Village are served by the same Fire Department
- This is the most central location as determined by both fire and medical runs
- Both the Buchanan & 148th Street stations need significant repairs/upgrades
- The Buchanan & 148th Street stations can be combined into one new station which would improve response time and be financially more efficient for the next 50-60 years
- Combining the stations will prove to be a more efficient use of equipment and manpower
- The location has been approved by MDOT
- Combining the Buchanan & 148th Street stations will save future tax payer dollars

Comments: _____**I commend those involved, for their forward thinking and insight to consider sharing not only services, but also physical work space.**

Name Chris Reed **Date** 11/24/14

Address 14816 Farmwood Ct Spring Lake

all shores
wesleyan church

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

DATE: November 19, 2014

Dear Appointed & Elected Officials,

All Shores Wesleyan Church is supportive of the Village of Spring Lake leasing space in the Village Hall to Spring Lake Township. As we understand there is a desire on the part of township and village officials to be cost effective for the residents, to share services, and to work closely together – all of which we support.

We also support the rezoning of property on the Northeast corner of Fruitport Road & M-104 in order to construct a new Spring Lake fire station. We appreciate the efforts of our community officials to keep our neighbors safe in the best way possible, improve community services and be as cost effective for the resident's as possible.

Julie Burns
Operations Director

Julie Burns

All Shores Wesleyan Church
15550 Cleveland Road
Spring Lake, MI 49456

November 18,2014

Village of Spring Lake

102 W. Savidge Street

Spring Lake, Michigan

Dear Village Council and Planning Commission:

This letter is written in regard to the proposed Spring Lake Village Hall/Spring Lake Township lease agreement and the proposed rezoning of the property on the Northeast corner of Fruitport Road and M-104 for the purpose of constructing a new Spring Lake fire station.

As a Village resident, I support both of these proposals. My reasons for encouraging your approval are based on the need for a new fire station and the efficiencies of operation that would result from these proposals. With the Village and Township sharing space at the Village Hall the need to construct a new Township Hall is eliminated. Common space for shared positions of Zoning Administrator, Finance Director, and Utility Billing Collector will be provided. In addition, operational costs such as utilities and maintenance should be reduced.

The construction of a new fire station is needed. The Northeast corner of Fruitport Road and M-104 is a central location for both fire and medical runs. Combining the Buchanan and 148th Avenue stations will improve response time and result in reduced operational expense.

In summary, I support these proposals and encourage you to vote in favor of an opportunity to achieve efficiency of operation and tax savings for the residents of this community.

Sincerely,

AJ Bolt

Arthur J. Bolt

826 River St.

Spring Lake, MI

Village of Spring Lake
NOV 21 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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- Both the Buchanan & 148th Street stations need significant repairs/upgrades
- The Buchanan & 148th Street stations can be combined into one new station which would improve response time and be financially more efficient for the next 50-60 years
- Combining the stations will prove to be a more efficient use of equipment and manpower
- The location has been approved by MDOT
- Combining the Buchanan & 148th Street stations will save future tax payer dollars

Comments:
We have lived in the Village for over 40 years. We appreciate your efforts to save money for the taxpayers, without diminishing the services offered to the residents. Thank you.

Name Arleen and Dennis Cox **Date** 11/19/2014

Address 504 Fleser Ct., Spring Lake, MI 49456

Village of Spring Lake
NOV 2 1 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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- Combining the Buchanan & 148th Street stations will save future tax payer dollars

Comments: I support the rezoning. I would like to see a tastefully designed Building with Landscaping Brick

Name Wesley Redditt **Date** 11-20-14

Address 1105 Fruitport Rd., Sp. Lk. Mi 49456
South East Corner

Village of Spring Lake
NOV 21 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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- Combining the Buchanan & 148th Street stations will save future tax payer dollars

Comments: I believe that many citizens would agree with the above sensible reasoning!

Name Charlotte Boersma **Date** 11-19-14

Address 15570 Cleveland St., Spring Lake

Village of Spring Lake
NOV 21 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:

Name Gary Gerlach **Date** 11-20-2014
GARY GERLACH
Address 17026 Hoyds Bayou, Spring Lake, MI 49456

Village of Spring Lake
NOV 18 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:
I think it is a very intelligent use of resources & a wonderful spirit of collaboration. The current township hall would be better off as municipal parking / farmers market / community pavilion –

Name J.P. DeLass **Date** 11/18/14

Address 813 W. Savidge St.

Village of Spring Lake
NOV 2 4 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments: We believe a collaboration between the village and township is a great step toward decreasing costs and wisely utilizing resources.

Name (Jeff) and Kelly Clark **Date** 11/20/14

Address 17379 N. Fruitport Rd SL, MI 49456

Village of Spring Lake
NOV 2 . 2014
Received
Village of Spring Lake
NOV 2 4 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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- Combining the Buchanan & 148th Street stations will save future tax payer dollars

Comments: I think the sharing of office space is a much more efficient use of our resources.

Name Ann White **Date** 11-23-2014

Address 15646 View Dr.

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:

Name RON STROUP **Date** 11/24/14

Address 14996 SADDLEBROOK TRAIL

Village of Spring Lake

NOV 2 4 2014

Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:

Name [illegible] **Date** 11-21-14

Address 17046 Rhoades Bayou Dr #230

Spring Lake, MI 49456.

Village of Spring Lake
NOV 19 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:

Name Susan Zubart **Date** 11/17/14

Address 15825 152nd, Spring Lake MI 49456

Village of Spring Lake
NOV 21 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:

Name Jill Maitzen **Date** 11-18-14

Address 117 Parkhurst Ave., Spring Lake, MI 49456

Village of Spring Lake
NOV 21 2014
Received

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Spring Lake Village Council

RE: Governmental Services Building
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- Sharing space will reduce the utility costs for both Spring Lake Village & Spring Lake Township
- Sharing space will ultimately save tax payer dollars in both jurisdictions

I support the rezoning of property on the Northeast corner of Fruitport Road & M-104 in order to construct a new Spring Lake fire station for the following reasons:

- Spring Lake Township & Spring Lake Village are served by the same Fire Department
- This is the most central location as determined by both fire and medical runs
- Both the Buchanan & 148th Street stations need significant repairs/upgrades
- The Buchanan & 148th Street stations can be combined into one new station which would improve response time and be financially more efficient for the next 50-60 years
- Combining the stations will prove to be a more efficient use of equipment and manpower
- The location has been approved by MDOT
- Combining the Buchanan & 148th Street stations will save future tax payer dollars

Comments:

Name Theresa M. Iwa, Mgr. **Date** 11-20-14

Address Evergreen Village Senior Apts.
217 DeWitt Lane
Spring Lake

Village of Spring Lake
NOV 21 2014
Received

TO: Spring Lake Planning Commission
Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

Dear Appointed & Elected Officials,

I support the concept of the Village of Spring Lake leasing space in the Village Hall to Spring Lake Township for the following reasons:

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Comments:

Name Dennis Furton **Date** 11/19/2014

Address 18593 Woodduck Dr., Spring Lake, MI 49456

Village of Spring Lake
NOV 19 2014
Received

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Spring Lake Village Council

RE: Governmental Services Building
Rezoning for Fire Station

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Comments:

Name Toni Zwart **Date** 11/18/14

Address 15825 152nd, Spring Lake, MI, 49456