

On VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
June 23, 2015 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: Boon, Kauchek, C. Miller, Van Leeuwen-Vega and VanStrate.

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

Absent: Bohnhoff and Yasenak

3. APPROVAL OF THE AGENDA

Motion by **Van Leeuwen-Vega**, seconded by **VanStrate**, to approve the agenda. All in favor, motion carried.

4. APPROVAL OF THE MINUTES – April 28, 2015 regular meeting

Motion by **Kauchek**, seconded by **Boon**, to approve the Minutes of the April 28, 2015 regular meeting. All in favor, motion carried

5. DISCUSSION ITEM

- A. The Planning Commission will review research staff has conducted related to trees on private property and lighting regulations.

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

Howland said that the Village has regulations for trees on private property but they are not very strict, and trees on public right of way are governed by the Tree Board which is the Parks and Rec. Committee, so it's not a Planning Commission function to look at trees in the parkway except when a site plan comes through then the Planning Commission would look at having trees added to the right of way as part of the review. **Howland** explained that if a project on private property requiring a site plan comes to the Planning Commission then any tree that is 6 inches in caliper or greater would be shown on the landscape plan and any trees that are healthy and 6 inches or greater would be preserved within the required setbacks on the front,

side and rear yard. The Planning Commission can permit removal of other trees outside of that area. Howland said that she showed the Commission the regulations from Spring Lake Township, City of Grand Haven, City of Ferrysburg and Grand Haven Township to compare to our immediate neighbors. **Howland** said the discussion this evening was intended to be an introduction to what the other communities are doing and to get feedback from the Commission on what specifically they were concerned about.

The Commission discussed different projects that were done in the Village where trees were supposed to be saved but were not. They discussed how they could get better control of this and enforce the Ordinance and site plan requirements. **Howland** clarified that the private tree regulations do not apply to single-family and two-family residential homes. **Howland** explained that the Planning Commission would have to condition any site plan approval with a specific reference to the trees that were to be protected outside of the required setbacks. Chairwoman **Miller** said the property owners were told the trees needed to stay and they were removed anyway. **Kauck** asked **Howland** find out what the penalties were in other communities for removing trees that were requested to stay because if there are no penalties then the regulations are useless. Chairwoman **Miller** asked **Howland** to see if there were Tree Board By-Laws and to focus her research on non single family and duplex properties for tree ordinances.

After looking over the Lighting Ordinance the Commission determined that the Ordinance did not need any changes.

6. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

Darcy Dye, 114 N Fruitport Rd, was present and thanked the Commission for their research and attention to detail. Ms. Dye also asked the Commission to take a careful look, as they redid the Master Plan, at the north and east edge of the Village as there has been more commercial encroachment and pay attention to what they want that residential corner to look like and see that the Ordinances that are in place are enforceable.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 7:53p.m.

Jennifer Howland
Village Planner

Maryann Fonkert
Deputy Clerk