

**VILLAGE OF SPRING LAKE  
PLANNING COMMISSION**

**MINUTES  
REGULAR MEETING  
August 25, 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: Bohnhoff, Boon, Kauchek, C. Miller, Van Leeuwen-Vega, VanStrate, and Yasenak.

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

Absent: none

**3. APPROVAL OF THE AGENDA**

Motion by **Kauchek**, seconded by **Bohnhoff**, to approve the agenda. All in favor, motion carried 7-0.

**4. APPROVAL OF THE MINUTES: July 28, 2015 regular meeting**

Motion by **Yasenak**, seconded by **Van Leeuwen-Vega**, to approve the Minutes of the July 28, 2015 regular meeting. All in favor, motion carried 7-0.

**5. PUBLIC HEARINGS**

- A. **510 West Savidge Street**: The Planning Commission will consider a request from Five Ten Properties for a Special Land Use Permit for a new drive-through facility at 510 West Savidge Street, Permanent Parcel Number 70-03-15-358-003. This request pertains to Section 12.3 of the Village of Spring Lake Zoning Ordinance concerning Special Land Uses in the Central Business District. This project also requires a Site Plan Review.

Chairwoman **Miller** introduced this agenda item and asked Village Planner **Howland** to give an overview. **Howland** provided an overview of the project.

Motion by **Van Leeuwen-Vegan**, seconded by **Kauchek** to open the Public Hearing. All in favor, motion carried 7-0.

Dave Domont, owner of Pruebelo's Restaurant, was present and voiced his concerns regarding the Biggby Coffee drive-through. Mr. Domont said he was concerned for the safety and inconvenience for himself and his staff using the back door of his restaurant for daily incoming and outgoing deliveries. Mr. Domont was also concerned with fumes from cars waiting for the drive-through.

There being no further public comment, motion by **Van Strate**, seconded by **Yasenak**, to close the Public Hearing. All in favor, motion carried. 7-0

**Yasenak** said he was concerned for the other tenants' use of their rear entrances also. **Van Leeuwen-Vega** asked the direction that the rear doors open and if the direction could be reversed so that tenants could see oncoming traffic as they opened the door. Greg Oleszcuk, Five Ten Properties LLC, was present and stated that the doors opened to the east due to the direction of prevailing winds but that they could be changed. Oleszcuk explained that they have provided an additional safety lane along with bollards to protect the building and anyone exiting their rear doors. Oleszcuk also said the drive-through window would be bumped out five feet to keep cars away from the back of the building. **Van Leeuwen-Vega** asked about the visibility of entering the drive-through from the front of the building and possibly asking for signage to enter with caution. **Howland** said there was mature vegetation that hindered the visibility but that the drive was narrow so you would not be able to go very fast. **Van Leeuwen-Vega** said that in her experience with these types of businesses the wait time is short and she doesn't see that there will be a problem with cars stacking up. **Howland** said the Commission could, if they were inclined to approve this project, reference the fact that this is a coffee shop, that the peak hours 6:00 a.m. to 10:00 a.m., so you can attach the special land use approval to that character of development as opposed to something that may be all day/all night, 24/7. **Howland** said that is very common condition to add. **Bohnhoff** said he would like to see more safety features (bollards) along the back of the building. Oleszcuk said he would be happy to put more bollards. **Kaucheck** said he would like to see more signage showing a one-way direction. **Kaucheck** asked what signage was planned for out front and directional signage to show the way to the drive-through. **Kaucheck** said he was very concerned about the drive-through being in the middle of the strip mall and the deliveries for the other tenants. **Howland** said the detail of the signage usually comes through to be reviewed after the building permit has been issued. **Howland** asked Oleszcuk if it was possible to coordinate delivery times. Oleszcuk said that they can work on coordinating delivery times but went on to explain that in most mall type retail situations the deliveries cannot be made directly to the back door. **Boon** said overall it was a good plan but he was concerned for the safety of employees coming out of the back doors. **Boon** said he would like to see warning signs on the inside of the doors alerting the employees to the traffic as they exit. **Boon** also said he liked the idea of bollards outside the doors. **Boon** asked if there would be an awning over the ordering speaker to protect customers from the rain. Oleszcuk said that he has not seen an awning in any plans but that doesn't mean they couldn't put one in and he would pass that idea along. **Howland** said the bollards would have to be contingent on the approval of the Fire and Building Codes.

Tim Hoffman, 2030 Lake Michigan Dr. NW, Grand Rapids, MI 49504, owner of the Biggby Coffee franchise, said the normal hours of operation are 6:00 a.m. to 9:00 p.m. and typical peak hours are 6:00 a.m. to 10:00 a.m.

Motion by **Van Leeuwen-Vega**, seconded by **Bohnhoff**, to approve the request by Five Ten Properties for a Special Land Use Permit and Site Plan Review for a new drive-through facility at 510 West Savidge Street, Permanent Parcel Number 70-03-15-358-003. The following conditions apply:

- a. The license agreement for the alley must be renewed.
- b. The project shall be built in compliance with the submitted site plan and elevation drawings.
- c. Bollards, as would meet local fire codes and signage on tenant rear doors must be provided.
- d. The applicant will comply with any other local, state, and federal laws.
- e. The applicant will comply with all verbal representations.
- f. This approval is for a coffee shop type use with peak hours of 6am to 10am.

**6. OLD BUSINESS**

No old business at this time.

**7. NEW BUSINESS**

No new business at this time.

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

No statements of citizens.

**9. ADJOURNMENT**

There being no further business, the meeting adjourned at 7:50.

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Jennifer Howland  
Village Planner

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Maryann Fonkert  
Deputy Clerk