

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
October 27, 2015 7:00 PM

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

1. **Call to Order**

Vice Chair Bohnhoff called the meeting to order at 7:00 p.m.

2. **Roll Call**

Present: Bohnhoff, Kauchek, Van Leeuwen-Vega, VanStrate, and Yasenak.

Staff Present: Jennifer Howland (Village Planner), Maryann Fonkert (Deputy Clerk) and Chris Burns (Village Manager)

Absent: Boon

3. **Approval of the Agenda**

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

Yes: 5 No: 0

4. **Approval of the Minutes**: September 22, 2015 regular meeting

Motion by **Yasenak**, seconded by **VanStrate**, to approve the Minutes of the September 22, 2015 regular meeting. All in favor, motion carried.

Yes: 5 No: 0

5. **General Business**

A. Mill Point Place Preliminary PUD and Final PUD Development Plan Request

The Village of Spring Lake Planning Commission held a public hearing to consider a request from applicant, Mr. Garrett Seybert, on behalf of property owner Richard Peel, to approve a Preliminary PUD Development Plan for the Mill Point Place project. The Planning Commission was asked to approve the Final PUD Development Plan at this same meeting. The location of the request was vacant property bounded by Cutler Street, Liberty Street, and Park Street, Permanent Parcel Numbers 70-03-15-352-003 and 70-03-15-352-004.

i. Presentation by Applicant

Vice Chair **Bohnhoff** introduced this item and asked **Howland** to give an overview. **Howland** reminded the Commission that the process this evening was a re-approval of the Preliminary PUD Development Plan and their recommendation on this would go to Council. **Howland** said they would also be voting on the final PUD Development Plan.

Mr. Garrett Seybert, 1825 East Broadway, Mt. Pleasant, MI., showed the Commission the color samples for the exterior of the building and renderings of the elevations. Seybert explained that, provided they get all the approvals, they would be ready to start on the project in the spring.

ii. Staff Response

Howland explained that the Commission had a report from the Village Attorney detailing the applicant's responses to the PUD requirements of the Zoning Ordinance, as well as appropriate conditions to include, if they chose to approve the PUD, to ensure the developer understands their legal obligation governed by the PUD.

iii. Open Public Hearing

Motion by **Van Leeuwen-Vega**, seconded by **Yasenak**, to open the public hearing. All in favor, motion carried.

Yes: 5 No: 0

Bill Bissell, 214 N Park Street, said he felt the building was out of character for the neighborhood because of the size and height.

iv. Close Public Hearing

Motion by **Van Strate**, seconded by **Yasenak**, to close the public hearing. All in favor, motion carried.

Yes: 5 No: 0

v. Applicant and Staff Response

Van Leeuwen-Vega asked if there were plans to have a visual block in front of the carport. Mr. Seybert said that he knew there were trees along there and the plan was to have most of the planting up around the building but he would not be opposed to adding arborvitae along the carport. **Howland** said with a PUD the Commission could ask for additional screening. **Van Leeuwen-Vega** also asked about adding something to the second and third floor windows to soften them and give them a more residential feel.

Kaucheck said he was concerned about the number of parking spaces because 48 are required and only 40 were provided and that included on street parking. Mr. Seybert said they do have less parking then required but with senior housing one space per unit is more than enough. **Howland** explained that with a PUD you can reduce the number of parking spaces from what is required. **Kaucheck** asked Mr.

Seybert to explain how the stormwater would be handled. Mr. Seybert explained that Milanowski and Englert would put underground storage tanks designed as an overflow system that will be more than adequate for a site this size and if they were to ever get full and overflow then the whole Village would be overflowing not just this site.

Kaucheck asked if there was a reason the water runoff was not connected directly to the storm sewer system. **Burns** replied that the Village Ordinance mandates that they contain what they can on site.

Yasenak also wanted to see plantings along the carport so people on the bike path didn't have to look at the cars. **Bohnhoff** agreed on the plantings also.

vi. Planning Commission Deliberation & Vote

Motion by **Van Leeuwen-Vega**, seconded by **Van Strate**, to recommend approval to the Village Council of the request by Mr. Garrett Seybert, on behalf of property owner Richard Peel, of the Preliminary PUD for the Mill Point Place project, and motion to approve the Final PUD Development Plan for the Mill Point Place project, subject to approval of the Preliminary PUD by the Village Council. The location of the request is vacant property bounded by Cutler Street, Liberty Street, and Park Street, Permanent Parcel Numbers 70-03-15-352-003 and 70-03-15-352-004. The following conditions apply:

- a. The statements and conditions contained in the attached Planning Commission Report dated 10/07/15 from the Village Attorney are incorporated by reference.
- b. A PUD Agreement must be approved by the Village Council per Section 6.5.4 of the Zoning Ordinance.
- c. The project shall be built in compliance with the submitted plans and elevation drawings.
- d. The applicant will comply with any other local, state, and federal laws.
- e. The applicant will comply with all verbal representations.
- f. Applicant will add a green buffer, including trees, on the south facing side along the carport.

All in favor, motion carried.

Yes: 5 No: 0

B. Mill Point Station Site Plan Review

The Village of Spring Lake Planning Commission will review a site plan for an addition to the existing building and associated site improvements located at 601 West Savidge Street (Permanent Parcel Number 70-03-15-354-006).

i. Presentation by Applicant

Vice Chair **Bohnhoff** introduced this item and asked **Howland** to give an overview. **Howland** said that this is a Site Plan Review for Mill Point Station and it's a building expansion of a 6,850 sq. ft. addition to the east side of the office building and associated parking lot improvements at 601 W Savidge St. **Howland** said that

originally they were approved for 2 separate buildings but they were now looking at having one large building.

Steve Witty from Nederveld, 217 Grandville Ave., Grand Rapids, MI., explained the proposed addition to the existing medical building constructed in 2006/2007. Witty said the addition would be constructed on the east side of the existing building and access to the site would remain the same. Witty said they would be modifying the parking lot that currently had 70 parking spaces and after construction of this project there would be 75 parking spaces. Witty said the addition would match the existing building and they would be adding landscaping along the east property line by Arby's. Witty said as far as drainage, when the original site was designed, it was constructed and developed, in essence, to accommodate this future addition but they would also be adding additional catch basins. Witty said that it was his understanding that the Village consulting engineer has reviewed the drainage and is satisfied with those requirements. Witty said the addition was going to match the appearance of the existing building with brick, block, windows, roofing and asphalt. Witty said that they had received staff reports from Howland and the Fire Department and they have addressed the Fire Departments comments and they have addressed all of Howland's comments except 2. Witty said Howland recommended that the painted island on the east side of the parking lot be converted into raised landscape islands to provide additional planting areas. Witty said they would like to keep it striped for safety purposes and would appreciate the Commissions consideration to allow it to be stripped verses a curb that would get in the way. Witty said the other comment was regarding plantings at the east end of the property by Arby's. Witty said they are proposing to add 2 ornamental trees and 9 grasses to that area which is less than the standard outlined in the Zoning Ordinance but they are asking to keep this area more open to accommodate snow storage and removal.

ii. Staff Response

Yasenak said that in the 10 plus years he has been on the Planning Commission this building is the only one he has not heard one single complaint about and that he is in favor of this addition and has confidence that it will be done right.

Kaucheck said that he likes the original building and he thinks this will be a good addition. **Kaucheck** was concerned that the new entrance was not going to fit in or match in size and shape with the clock tower on the far end but maybe it would look better than in the drawing. **Kaucheck** also said he understood the issue on the snow but he liked the idea of adding a little more

green and, at the end of day, they could have the snow moved out and he would not be in favor of not following the Ordinance. **Kaucheck** said he would like to see the planting beds instead of the striped islands.

Van Leeuwen-Vega said she agreed with **Kaucheck** that it was a lovely building and it looks like the addition would be in keeping with what is already there but she is concerned that they are looking at a lot of hardscape now and would hate to sacrifice the few green places. **Van Leeuwen-Vega** said she struggled with how much of an appreciable difference 2 extra trees would make in snow removal. **Van Leeuwen-Vega** said she understood the concern with moving around that island in the parking lot but felt that they would lose another opportunity to have some greenery up by the building. Mr. Witty said that adding the 2 trees next to Arby's is a big deal but the bigger deal is if the Planning Commission said the island has to be curbed. Mr. Witty said that it would make a very tight area for a fire truck to enter. Mr. Witty showed the

Commission a drawing of the island that is currently there and that it would be no different than what is there now. Mr. Witty pointed out that there is pavement up to the property line by Arby's that they are removing and adding landscaping and also adding 2 additional trees at the corners of the parking lot.

VanStrate said he liked the one building concept but wondered if the island area could have a lower border type curb. Chris Peel, property owner, said that these types of islands many times can be an issue for developers because you want to make it look nice and you want green space but then there comes the time to plow snow and move cars around and it ends up getting tore up the year after you put it in and the plants and trees won't grow there. Peel explained that when they build the new addition they will continue the landscaping from the original building all the way around the new addition so he feels you will see the green space around the building and they hope they won't need to landscape the parking lot.

Bohnoff said he was fine with striping the island but he would like to see the trees properly done on the Arby's side. Peel said they would be able to do that and they may have to remove the snow depending on the winter.

iii. Planning Commission Deliberation & Vote

Motion by **Van Leeuwen- Vega**, seconded by **Yasenak** to approve the request by PB 601 W Savidge, LLC for a Site Plan Review for a 6,850 sq. ft. building addition and associated site improvements located at 601 West Savidge Street. The following conditions apply:

- a. The proposed landscaping along the east must meet the intent of Section 16B.7 of the Zoning Ordinance.
- b. The applicant shall plant street trees within the parkway at the discretion of the Public Works Director per Section 16B.3, D of the Zoning Ordinance.
- c. The project shall be built in compliance with the submitted site plan and elevation drawings.
- d. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief.
- e. The applicant will comply with all verbal representations.

All in favor, motion carried.

Yes: 5 No: 0

6. DISCUSSION

A. Future Planning Commission Training

The Planning Commission is asked to provide input to staff on what types of training topics they'd like to cover in a future training session (date/time to be determined).

Manager **Burns** said that this would be the last time the Planning Commission would see Jennifer **Howland** for a few months as she would be on maternity leave. **Burns** explained that while **Howland** was absent the Council has approved contracting with William's and Works to do Planning consulting and, instead of canceling the meeting if there are times that there is nothing on the agenda, conduct training sessions. **Burns** asked the Commission to be thinking of items they felt they would like more training on. **Burns** said she had contacted surrounding

communities to see is they were interested in attending and sharing the costs and all but Spring Lake Township has said they like to be included.

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

There were no statements from citizens.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:24 p.m.

Jennifer Howland, Village Planner

Maryann Fonkert, Deputy Clerk