

**VILLAGE OF SPRING LAKE
PLANNING COMMISSION**

**MINUTES
REGULAR MEETING
November 24, 2015 7:00 PM**

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

1. SWEARING IN OF NEW COMMISSIONERS

Michael Duer was sworn in as a new Planning Commission member.

2. ELECTION OF OFFICERS

Election of Officers was tabled until the December or January meeting due to the absence of two Commissioners.

3. CALL TO ORDER

Vice Chair Bohnhoff called the meeting to order at 7:07 p.m.

4. ROLL CALL

Present: Bohnhoff, Boon, Duer, Van Leeuwen-Vega and VanStrate.

Staff Present: Interim Planners Lynee Wells and Nathan Mehmed from Williams & Works, Lukas Hill (Village Zoning Administrator), Chris Burns (Village Manager) and Maryann Fonkert (Deputy Clerk).

Absent: Kauchek and Yasenak

5. APPROVAL OF THE AGENDA

Motion by **Van Strate**, second from **Van Leeuwen-Vega**, to approve the agenda. All in favor motion carried

Yes: 5 No: 0

6. APPROVAL OF THE MINUTES – October 27, 2015 regular meeting

Motion by **Boon**, second from **VanStrate**, to approve the Minutes of the October 27, 2015 regular meeting. All in favor, motion carried.

Yes: 5 No: 0

7. GENERAL BUSINESS

- A. Spring Lake Villas PUD – Ron Stroup, developer of Spring Lake Villas, is requesting a minor PUD amendment to the landscaping plan to allow for widened driveways/parking pads for certain units within the common element.

Ron Stroup was present and explained that it was brought to his attention that he had violated the PUD agreement so he was asking for the Planning Commission's approval to a PUD amendment to the landscaping plan.

Van Leeuwen-Vega asked if this amendment meant they would be granting approval for future driveway/parking pads. Mr. Stroup said no, this was just to correct his error of the four units.

Boon asked why these particular four sites. Mr. Stroup said because they are the units on the Consumers right of way with the most room on the side and they wanted the extra space for parking. **Boon** asked if this would set precedence for the other units to do this. Mr. Stroup said if they do they would have to come before the Planning Commission to amend the PUD Landscaping Plan again.

Duer felt that parking was critical in these developments so he did not have a problem with the amendment.

Bohnhoff said his only concern would be giant motor homes parked next to condos. Mr. Stroup said they had a 48 hour rule for motor homes and boats and the spirit of that was for loading, unloading and cleaning.

Motion by Boon, second from Van Leeuwen-Vega, to open Public Comment. All in favor, motion carried.

Yes: 5 No: 0

Sylvia Russet, 625 Parkview, spoke in opposition to this amendment because those residents were taking common property that belonged to all residents of the development and using it for their own.

Mr. Stroup said all of the parking pads were approved by their board and they have the authority to approve changes like this.

Motion by **Boon**, second from **Van Strate**, to close the Public Comment. All in favor, motion carried.

Yes: 5 No: 0

Boon said that he wished these would have been thought of originally and he would hate to see every one of these units come back and say they want one but he was still in favor of this motion.

Duer asked if this would make this a closed issue because it didn't look like this was an option for most of the other units. **Hill** said the developer or the association had the right

to request an amendment at any time and that he had been very clear with Mr. Stroup that if he had any other modifications in mind that this would be the time to ask. **Duer** said he did not see an issue with this request.

Van Leeuwen-Vega said that she was concerned about how the other residents felt about this but it was approved by their board so she was ok with the amendment.

Bohnhoff said he would have liked to see this come before the Commission earlier but he knew how much parking was needed in the Village.

Motion by **Van Strate**, second from **Duer**, to approve a PUD amendment to the landscaping plan to allow for widened driveways/parking pads for certain units within the common element provided it meets all standards of Section 6.4. All in favor, motion carried.

Yes: 5

No: 0

8. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

There were no statements from citizens.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:35 p.m.

Lukas Hill, Village Zoning Administrator

Maryann Fonkert, Deputy Clerk