

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
December 15, 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, Boon, Duer, Kauchek, Van Leeuwen-Vega and VanStrate.

Staff Present: Interim Planner Nathan Mehmed.

Absent: Yasenak

3. ELECTION OF OFFICERS

Motion by **Boon**, second from **Duer**, to elect Dave **Kauchek** as Chair, Chip **Bohnhoff** as Vice Chair and Lesley **VanLeeuwen-Vega** as Secretary. All in favor, motion carried.

Yes: 6 No: 0

Vice Chair **Bohnhoff** passed the gavel to newly elected Chair **Kauchek**.

4. APPROVAL OF THE AGENDA

Motion by **Bohnhoff**, second from **Boon**, to approve the agenda with the addition of 2016 meeting dates. All in favor, motion carried.

Yes: 6 No: 0

5. APPROVAL OF THE MINUTES – November 24, 2015 regular meeting

Motion by **VanStrate**, second from **Bohnhoff**, to approve the Minutes of the November 24, 2015 regular meeting. All in favor, motion carried.

Yes: 6 No: 0

6. NEW BUSINESS

- A. St. Mary's Church Site Plan and Landscaping Review: Construction of a 24,000 square foot -two story school with expanded parking lot and removal of one existing educational building

Chairman **Kaucheck** introduced this item and asked the representative from St. Mary's to give their presentation.

Matt Heidloff from GMB ae was present and explained to the Planning Commission the site plan review request for the construction of a 24,000 square foot two-story addition and site improvements to the existing church structure and property. Mr. Heidloff also explained that parking would be expanded and reconfigured, a new playground added and several buildings on the site will be demolished. Mr. Heidloff said that the additions would serve as a new Education Center for the school and community programs that the church provides to the area residents. Mr. Heidloff said that after meeting with Village staff they believe they have implemented all of the requested changes.

Nathan **Mehmed**, interim Planner, gave an overview from his staff report.

Duer asked if using more space for the buildings and parking would compromise the size of the playground and how the size of the new playground compared to the old one. Mr. Heidloff said that the play area would be 10% larger than the old one and the parking area would be sectioned off during school hours to be used for hard surface games as well.

Kaucheck asked if they had considered not building a new rectory, since housing was off campus now, and use that area for more playground or parking. Father Gross said that they have been considering that and they will see how this living arrangement works out. **Kaucheck** also asked about reducing green space to provide more parking given that the parking was almost 50% short of the requirements.

VanLeeuwen-Vega asked where the bus and parent drop-off/pick up would be. Father Gross explained that they were planning on having the 2 busses enter the north east parking lot from Williams Street and that parents would enter from Exchange or Prospect Street to the south parking lot for drop-off and pickup. **VanLeeuwen-Vega** also asked if the current power poles would go underground and if the church offices would stay. Mr. Heidloff said only the poles on the south east corner would go underground and yes, the offices would stay.

Kaucheck asked about the impact of water runoff from the new construction verses the current parking lots. Mr. Heidloff explained that the stormwater and utilities will be constructed per local codes and ordinances and there will actually be a net decrease in impermeable surfaces so there will be less of an impact than there currently is.

Motion by **Bohnhoff**, second from **Boon**, to approve St. Mary's Church request to construct a 24,000 square foot -two story school with expanded parking lot and removal of one existing educational building with the following conditions:

1. The applicant shall acquire a Stormwater permit from the Zoning Administrator and comply with all conditions of the Stormwater Manager as well as the Stormwater Management Ordinance.
2. The applicant shall provide a maintenance agreement for the proposed stormwater management system to the Village.

3. The applicant shall bury all new or relocated utility lines.
4. The applicant shall submit elevations, details, or renderings of the dumpster enclosure to be approved by the Zoning Administrator.
5. The applicant shall submit lighting fixture details as well as a photometric plan of the site to be reviewed by the Zoning Administrator.
6. The applicant shall combine all parcels that make up the St. Mary's Catholic Church site.
7. All conditions of the Village Engineer shall be met.
8. All conditions of the Village Fire Chief shall be met.
9. The site plan shall comply with all applicable local, state and federal requirements.
10. Any other conditions as determined by the Planning Commission.

All in favor, motion carried.

Yes: 6

No: 0

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

Darcy Dye, 114 N Fruitport Road, reported that she was very disappointed with how many trees had been taken down for the new Township Fire Station. Mrs. Dye said that she had been assured that they would try to save as many trees as possible but that did not seem to be the case. **Kaucheck** told Mrs. Dye they would follow up with Manager Burns and Zoning Administrator Lukas Hill the next day to discuss what could be done about the trees. **Kaucheck** and **VanLeeuwen-Vega** asked **Mehmed** to see what consequences and or fines other neighboring communities have if there is a violation of a Landscape agreement. **Mehmed** said he would check into it.

Mrs. Dye also told the Commission that Village Council had given her and Dr. Sylvia Ruscett the green light to put in place an Adopt a Garden Program. Mrs. Dye said that they would recruit, train, and assist volunteers in adding Michigan Native Wildflowers to existing Village gardens. Mrs. Dye said there were 39 landscaped plots and 24 cement planters in the Village proper that she and Dr. Ruscett, along with the volunteers, would maintain during the growing season.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

Maryann Fonkert, Deputy Clerk

Nathan Mehmed, interim Planner