

VILLAGE OF SPRING LAKE  
PLANNING COMMISSION

MINUTES  
REGULAR MEETING  
March 22, 2016 7:00 PM

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

1. CALL TO ORDER

Chair Kauchek called the meeting to order at 7:01 p.m.

2. ROLL CALL

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

Staff Present: Village Planner Jennifer Howland.

Absent: None

3. APPROVAL OF THE AGENDA

Motion by **Boon**, second from **Van Leeuwen-Vega**, to approve the agenda with the addition of Johnson and deletion of Yasenak. All in favor, motion carried.

Yes: 7                      No: 0

4. APPROVAL OF THE MINUTES – December 15, 2015 regular meeting

Motion by **Bohnhoff**, second from **Boon**, to approve the Minutes of the December 15, 2015 regular meeting. All in favor, motion carried.

Yes: 7                      No: 0

5. PUBLIC HEARINGS

- A. 821 West Savidge Street: The Planning Commission will consider a request from Barrett Boat Works, Inc for a Special Land Use Permit and development within the Waterfront Overlay District related to the proposed expansion of the Marina at 821 West Savidge Street, Permanent Parcel Numbers 70-03-16-476-014, 70-03-16-447-003, and 70-03-16-447-008. This project also requires a Site Plan Review.

Jim Milanowski represented the applicant. He stated that the Village Engineer has the documentation for the proposed pretreatment system, and the applicant has no problem following the Engineer's recommendations. He also stated that the building will be used for storage only at this point, and that additional parking will be required before the in/out service is

added. All gravel areas will be paved. **Johnson** asked if a maintenance agreement is required for the storm water discharge; Milanowski said they are willing to discuss that; it is in Barrett's best interest to maintain the system. **Boon** asked why the bathhouse was not incorporated into the plans. Milanowski stated that their intent is to expand the north bathhouse and demolish the south bathhouse. **Kauckeck** asked why there is no connection between the existing and proposed building sections. Chris Lisowicz, owner, stated that there are boat storage racks along the common wall.

Howland verified with Mr. Lisowicz that there will be no rack storage until the parking is increased. During the 16/17 winter season, the building will be used for storage.

**Kauckeck** opened the public hearing at 7:24pm. There were no public comments. Motion by **Van Leeuwen-Vega**, second by **Bohnhoff** to close the public hearing. All in favor, motion carried.

Motion by **Duer**, second from **Bohnhoff**, to approve the request from Barrett Boat Works, Inc for a Special Land Use Permit, development within the Waterfront Overlay District and Site Plan Review related to the proposed expansion of the Marina at 821 West Savidge Street, Permanent Parcel Numbers 70-03-16-476-014, 70-03-16-447-003, and 70-03-16-447-008 with the following conditions:

- a. The proposed building expansion will not include rack storage until the applicant obtains an amendment to this Special Land Use Permit and Site Plan Review (expected in 2017).
- b. The plans must be approved by the Village Engineer. Any required site changes will be approved by staff prior to issuance of a building permit.
- c. The following parcels shall be combined: 70-03-16-476-014, 70-03-16-447-003, and 70-03-16-447-008.
- d. An 8-inch watermain and fire hydrant must be installed as shown on the plans. The hydrant and water line shall be installed per Village and Fire Department standards.
- e. The project shall be built in compliance with the submitted site plan and elevation drawings.
- f. The applicant will comply with any other local, state, and federal laws, including revisions required by the Fire Chief and Village Engineer.
- g. The applicant will comply with all verbal representations, including the existing bathhouse is to be demolished.
- h. The stormceptor modification must be approved by the Village Engineer.

All in favor, motion carried.

Yes: 7

No: 0

## 6. WORK SESSION

- A. **Proposed Text Amendment**: The Planning Commission will discuss a proposed text amendment that would omit the 3:12 roof pitch requirement for single-family dwellings. A public hearing may be scheduled for April 26, 2016 following this discussion.

Howland provided an introduction to the proposed text amendment.

**Boon** felt that roof pitch is a personal preference. **Van Strate** wondered if we should look at commercial buildings, as well. **Kauckeck** wanted to know if the state or local regulation was adopted first. He also expressed concerns about snow load on flatter roofs. **Van Leeuwen-Vega** felt it was the owner's issue if the roof caves in. She also wondered if requiring a roof pitch was discriminating against mobile homes, whether building height should be considered, and if there was anything to consider related to historic areas or structures. **Boon** asked what other communities' regulations are. Howland said she'd survey neighboring jurisdictions for comparable regulations for the next meeting. Duer said that building code requirements should ensure the structural integrity of roofs, regardless of pitch.

Motion by **Bohnhoff**, second from **Van Leeuwen-Vega**, to set a public hearing for April 26, 2016 to consider the proposed text amendment. All in favor, motion carried.

Yes: 7                      No: 0

## **7. DISCUSSION**

- A. **Trees on Private Property**: The Planning Commission will discuss regulations concerning trees located on private property. This item was last discussed at the June 23, 2015 Planning Commission meeting.

Howland reviewed what was discussed at the previous meeting in June 2015. The group discussed existing enforcement procedures for the Planning Commission and staff to use, including requiring a performance guarantee for landscaping. The Planning Commission agreed that they would do a more thorough job reviewing site plans. They also talked about how to protect existing trees during construction, including compelling the developer to walk the property and stake the trees to be saved prior to construction. The Planning Commission was in agreement that the regulations are in place and we need to enforce them.

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

Darcy Dye, 114 N Fruitport Road, requested that the Planning Commission approve a minor change to the fire station site plan to omit the fence along the north property line because it would damage some trees. Gordon Gallagher, Spring Lake Township Manager, spoke on behalf of the fire station to state that he is following the approved site plan but is open to omitting the fence if the Planning Commission is in agreement.

The Planning Commission was in agreement that omitting the fence was acceptable. Howland advised that because the item was not included on the meeting agenda, that formal approval of the site plan amendment would have to take place at the April 26<sup>th</sup> meeting.

## **9. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 p.m.