

VILLAGE OF SPRING LAKE
PLANNING COMMISSION

MINUTES
REGULAR MEETING
April 26, 2016 7:00 PM

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

1. CALL TO ORDER

Chairman **Kaucheck** called the meeting to order at 7:00 p.m.

2. ROLL CALL

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

Staff Present: Village Planner Jennifer Howland and Maryann Fonkert, Deputy Clerk.

Absent: None

3. APPROVAL OF THE AGENDA

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

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES – March 22,2016 regular meeting

Motion by **Bohnhoff**, second from **Van Strate**, to approve the Minutes of the March 22, 2016 regular meeting. All in favor, motion carried.

Yes: 7 No: 0

5. PUBLIC HEARING

- A. Residential Roof Pitch Text Amendment: The Planning Commission will hold a public hearing to consider a proposed text amendment to Section 3.16 “Regulations Applicable to Single-Family Dwellings” of the Zoning Ordinance to eliminate Item 10 in its entirety (“10. The pitch of the main roof of the dwelling unit shall not be less than three (3) feet of rise for each twelve (12) feet of horizontal run.”).

Chairman **Kaucheck** introduced this item and asked for a motion to open the Public Hearing.

Motion by **Van Leeuwen-Vega**, second from **Bohnhoff**, to open the Public Hearing at 7:03 p.m. All in favor, motion carried.

Yes: 7 No: 0

There was no public comment.

Motion by **Van Strate**, second by **Boon**, the public hearing was closed at 7:04 p.m. All in favor, motion carried.

Yes: 7 No: 0

The Commission agreed that there were enough provisions to cover their other concerns, such as mobile homes, that they felt this request for a text amendment was justified.

Motion by **Van Leeuwen-Vega**, second from **Bohnhoff**, to recommend approval of the proposed text amendment to Section 3.16 “Regulations Applicable to Single-Family Dwellings” of the Zoning Ordinance to eliminate Item 10 in its entirety (“10. The pitch of the main roof of the dwelling unit shall not be less than three (3) feet of rise for each twelve (12) feet of horizontal run.”).

Yes: 7 No: 0

6. NEW BUSINESS

- A. **Spring Lake Fire Station Site Plan Minor Change:** The Planning Commission will consider a minor change to the approved site plan for the Spring Lake Fire Station to omit the fence along a portion of the north property line and make modifications to elements in the M-104 right-of-way. The location of the project is 106 North Fruitport Road and 0 (Vacant) Cleveland Street, Permanent Parcel Numbers 70-03-14-451-010 and 70-03-14-451-014.

Chairman **Kaucheck** introduced this item and Village Planner, **Howland**, gave a brief overview.

Spring Lake Township Manager, Gordon Gallagher, showed the Commission pictures of the light poles and the proposed placement of them. Gallagher explained to the Commission that, at the request of the Village, the modifications they would like to make in the M-104 right-of-way by adding light and banner poles to mimic the existing poles on the northwest and southwest corners. Manager **Burns** noted that MDOT would have the final say in the pole placement. **Boon** was concerned if the Dye's, or future neighbor, would have recourse if they determined they would, in fact, like the fence between the properties. Darcy Dye assured the Commission that they had a landscape plan in place to double the vegetation in between the two properties creating a grand hedge of their own as a buffer. **Duer** asked what they should do if MDOT does not approve the pole placement. **Howland** said they could add a condition that if MDOT does not like the proposed placement and proposes something else that the Township would come back to the Planning Commission to get approval for a new proposal. Gallagher said he was fairly confident that MDOT would not require a significant change. Manager **Burns** also said there was not a lot of wiggle room in that area and they would rather not put the poles in if it was not aesthetically pleasing.

Motion by **Johnson**, second from **Van Strate**, to approve the request by Spring Lake Township for a minor change to the approved site plan for the fire station to omit the fence and modify the elements in the M-104 right-of-way. The location of the project is 106 North Fruitport Road and 0 (Vacant) Cleveland Street, Permanent Parcel Numbers 70-03-14-451-010 and 70-03-14-451-014. Approval is subject to the following conditions: if there is a substantial deviation from the plan, due to MDOT's approval, it may go back to the Planning Commission if it is determined to be significant by the Village and Township Managers. All in favor, motion carried.

Yes: 7 No: 0

- B. **105 West Exchange Street:** The Planning Commission will consider a request from Tim Westra for a Site Plan Review for a small building addition at 105 West Exchange Street, Permanent Parcel Number 70-03-15-382-016.

Chairman **Kauckeck** introduced this item and asked **Howland** to give a brief overview of this request.

The Commission agreed that they were in favor of this small addition.

Motion by **Bohnhoff**, second from **Duer**, to approve the request by Tim Westra for a Site Plan Review for a small building addition at 105 West Exchange Street, Permanent Parcel Number 70-03-15-382-016. All in favor, motion carried.

Yes: 7 No: 0

- C. **Mill Point Place PUD Minor Change:** The Planning Commission will consider a request from Garrett Seybert for a minor change to the exterior building materials for Mill Point Place PUD. 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.

Chairman **Kauckeck** introduced this item. Mr. Garrett Seybert explained to the Commission that their construction bids came back much higher than expected so they were requesting to use vinyl siding and cultured stone instead of a wood siding and architectural shingles instead of the metal roofing that had been initially proposed. Mr. Seybert said that aesthetically the building would look the same since they were using all the same colors and it was still very good quality products. **Kauckeck** asked why they had proposed the other materials to begin with. Mr. Seybert said it had been a preference choice that he had seen and liked these materials but the cost was just too great and they were trying to cut costs on the outside rather than the inside of the building. **Van Leeuwen-Vega** said she was concerned about taking away the metal roof accents. **Duer** pointed out that with the 3:12 roof pitch and the height of the building you would not see a lot of roof anyway. Mr. Seybert said they were trying to find a balance, cutting where they could and not take away from the interior because that was what the residents were paying for.

Van Leeuwen-Vega asked what the Sheriff's concerns were with the arborvitae along the carport. Manager **Burns** explained Deputy Allard's CPTED Property Survey report and his safety concerns regarding the carport and arborvitae. After some discussion the Commission determined that the landscaping plan was to remain as originally approved, but that a revised plan could be brought back at a later date.

Motion by **Boon**, second from **Duer**, to approve the request by Garrett Seybert of PS Equities, Inc. for a minor change to the approved PUD development plan for Mill Point Place senior housing development to allow for vinyl siding and cultured stone, architectural shingles. Approval is subject to the following conditions:

- a. The vinyl siding must be commercial grade vinyl siding mimicking wood with at least a 0.44 gauge.

Yes: 6 No: 1 (VanLeeuwen-Vega)

D. **Review of the Fiscal Year 2016 Capital Improvement Plan:** Village Manager Chris Burns will present the Fiscal Year 2016 Capital Improvement Plan for review and recommendation by the Planning Commission.

Manager **Burns** gave an overview of the Capital Improvement - Five Year Plan.

Motion by **Bohnhoff**, second from **Van Strate**, to approve the Capital Improvement - Five Year Plan. All in favor, motion carried.

Yes: 7 No: 0

7. STATEMENTS OF CITIZENS ON ITEMS NOT ON THE AGENDA

Darcy Dye, 114 N Fruitport Road, gave an update on the Adopt-A-Garden Program. Ms. Dye reported that they had 30 volunteers lined up and, working with J.P. DeLass, would be doing not only the 8 targeted gardens but also the 39 cement planters. Ms. Dye said she and Dr. Sylvia Ruscett anticipate that they will put in 20 volunteer hours each during the month of May.

8. ADJOURNMENT

There being no further business, motion by **Boon**, second from **Bohnhoff**, the meeting was adjourned at 8:30 p.m.

Yes: 7 No: 0

Jennifer Howland, Village of Spring Lake

Maryann Fonkert, Deputy Clerk