Pursuant to SB 1008, the Village of Spring Lake will conduct its business virtually to mitigate the spread of COVID-19.

1. CALL TO ORDER

Chairman Bohnhoff called the meeting to order at 7:01 p.m.

2. ROLL CALL

Present: Bohnhoff, Drooger, Garrison, Johnson, VanderMeulen, Van Leeuwen-Vega and Van Strate

3. APPROVAL OF THE AGENDA

Motion by Garrison, second from Van Leeuwen-Vega, to approve the agenda as presented. All in favor, motion carried.

Yes: 7 No: 0

4. APPROVAL OF THE MINUTES:

Motion by Johnson, second from Drooger, to approve the minutes of the November 24, 2020 meeting. All in favor, motion carried.

Yes: 7 No: 0

5. STATEMENTS OF CITIZENS – AGENDA ITEMS ONLY

There were no statements of citizens.

6. PUBLIC HEARINGS

A. 113 S. Division Street: Special Land Use Amendment – Lilley Mansion Bed and Breakfast – New Parking Area, Pergola, and Landscaping.

Hoisington gave an overview of the Special Land Use Amendment that included landscaping, lighting, patio’s, a pergola and a proposed parking area consisting of six spaces in a stacked fashion, meaning the cars would be parked behind each other. Hoisington explained that, because they were not familiar with the proposed surface materials, they have asked Mr. Dodds to bring additional information on this. The applicant has indicated valet parking service would be available to assist guests in parking their vehicles. Hoisington explained...
that the existing site parking consisted of two parking areas, one with two spaces, one with four stacked spaces and the surface of both of these areas used grass pavers.

Norman Dodds, Lakeshore Architects, added that a decision had been made to put down stone chips as a base course, for drainage, with bricks over it, like the brick patio’s, which would take care of the dust free requirement.

Motion by Van Leeuwen-Vega, second from Johnson, to open the Public Hearing at 7:08 p.m. All in favor, motion carried.

Yes: 7 No: 0

Lee Schuitema, 408 W. Exchange, asked if they were concerned with the bricks shifting from the weight of vehicles causing maintenance issues.

Mr. Dodds said there would be movement, but the bricks would be locked in place with pavers and could be easily reset. Mr. Dodds explained that they use this type of material a lot for residential homes and have had much success with it.

Motion by Garrison, second from Van Leeuwen-Vega, to close the Public Hearing at 7:12 p.m. All in favor, motion carried.

Yes: 7 No: 0

Johnson said this was fitting with the pattern of the rest of the material used and if the applicant was not concerned with movement over winter, he had no issues and thought it would look great. VanderMeulen thought it was a good alternative to asphalt and was on board with it. Garrison and Drooger had no issues with the request. Van Leeuwen-Vega said she trusted their judgement, so no issues. Chairman Bohnhoff agree and had no issues with this requested amendment.

Motion by Drooger, second from Van Leeuwen-Vega, to conditionally approve the amendment to the Special Land Use application for Lilley Mansion located at 113 S Division Street because the application met the standards of the Spring Lake Village Zoning Ordinance. This motion was subject to the report of findings. All in favor, motion carried.

Yes: 7 No: 0

B. Proposed Text Amendment to Zoning Ordinance – Revocation of Short-Term Permit; Short-Term Rentals as a Permitted Use in the Multi-Family Residential (MFR) District; Exempting Short-Term Rentals in the MFR District from Site Plan Review Requirements.

Hoisington explained that the proposed changes would include an amendment to allow the Planning Commission to revoke the approval of a short-term rental if the property failed to stay in compliance and to allow short-term rentals in Multi-Family Residential districts excluding them from site plan review.

Motion by Garrison, second from Drooger, to open the Public Hearing at 7:20 p.m. All in favor, motion carried.

Yes: 7 No: 0
Drooger asked what constituted a short-term rental. Hoisington said renting less than 28 days. Garrison said that, in his experience, allowing condo associations to manage Short-Term Rentals through their associations seem to work best.

There were no public comments.

Motion by Drooger, second from Johnson, to close the Public Hearing at 7:26 p.m. All in favor, motion carried.

Yes: 7  No: 0

VanderMeulen asked if there was a cap to the number of rental properties in the Village. Hoisington said, at this time, there was not. VanderMeulen said he was in favor of this text amendment.

Johnson asked for clarification on this text amendment in that they were providing a vehicle to rescind a permitted short-term rental use as part of this motion. Hoisington said yes, it provided a revocation process where Village staff could revoke a permit should a landlord choose not to comply with the Short-Term Rental Ordinance. Johnson agreed this was good protection for neighbors of Short-Term Rentals.

Garrison said any time a process could be streamlined was a great move and he was in favor of this text amendment.

Van Leeuwen-Vega said it make sense to allow condo associations to manage their own Short-Term Rentals.

Chairman Bohnhoff agreed.

Motion by Garrison, second from Johnson, to recommend the Village Council approve the proposed zoning text amendment ordinance with draft date of 12/14/2020. All in favor, motion carried.

Yes: 7  No: 0

7. STATEMENTS OF CITIZENS – NON-AGENDA ITEMS ONLY

    There were not statements of citizens.

8. COMMENTS OF PLANNING COMMISSIONERS

    Van Leeuwen-Vega asked if plans for the new liquor store would come before the Planning Commission. Fedewa said they had just received plans and they would come before the Planning Commission for an architectural review.

    Johnson thanked those responsible for Spring Lake Sparkle on their phenomenal job and that everyone was very impressed. The other Planning Commissioners agreed that it was beautiful, and they were looking forward to next year when events that had been canceled due to COVID could be held.

9. ADJOURNMENT
Motion by Johnson, second from Drooger, the meeting adjourned at 7:41 p.m. All in favor, motion carried.

Yes: 7           No: 0

Cassandra Hoisington, Village Planner    Maryann Fonkert, Deputy Clerk