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 7:00 p.m.

2. ROLL CALL

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

Absent: Johnson

3. STATEMENT ON REMOTE MEETING

Fedewa noted that the Village Planning Commission was meeting remotely on the Zoom platform because of health concerns associated with the COVID pandemic. Information on this remote meeting was posted so the public may participate, and all appointed officials present noted that they were meeting remotely and are located within the Village of Spring Lake. Appointed officials confirmed their location. Drooger stated he was near Ypsilanti.

4. APPROVAL OF THE AGENDA

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

Yes: 6 No: 0

5. APPROVAL OF THE MINUTES: April 27th, 2021 meeting.

Motion by Van Strate, second from VanderMeulen, to approve the minutes of the April 27, 2021 meeting. All in favor, motion carried.

Yes: 6 No: 0

6. STATEMENTS OF CITIZENS – AGENDA ITEMS ONLY

There were no statements of citizens

7. PUBLIC HEARINGS

A. Special Land Use – Open Air Business – Small Town Sandwich Shop/Barrett Boat Works

Request for an open-air business to display boats for sale on two properties adjacent to Barrett Boat Works.
Chairman **Bohnhoff** introduced this item and **Hoisington** gave an overview through a memorandum dated May 21, 2021

Lynn **Darr**, representing Barrett's, was there to provide information.

Motion by **Garrison**, second from **VanderMeulen** to open the public hearing at 7:15 p.m. All in favor, motion carried.

Yes: 6  No: 0

There was no comment from the public.

Motion by **Van Strate**, second from **Van Leeuwen-Vega**, to close the public hearing at 7:17 p.m. All in favor, motion carried.

Yes: 6  No: 0

**Van Strate** said that he remembered Barrett's displaying out front in the past and as long as they followed staff recommendations, he was in favor. **VanderMeulen** said he would prefer to see a porous material or pavers as opposed to asphalt. **Garrison** said he said he was in favor of the proposed display area as long as they could get EGLE approval. **Drooger** was also in favor. **Van Leeuwen-Vega** agreed with preserving design standards and as much greenspace as possible. Chairman **Bohnhoff** agreed that Stormwater Management and using porous materials needed to be addressed, and he agreed that it didn’t look like it would impact the parking for Small Sandwich Shop, but they might want to look at a parking agreement in the future. **Hoisington** asked the **Planning Commission** if they had any concerns with using a ramp to get over the curb or would they like to see another curb cut. **Drooger** had no additional comments. **Garrison**, **VanderMeulen**, **Van Strate**, **Van Leeuwen-Vega** and Chairman **Bohnhoff** agreed that a curb cut wasn’t necessary. Chairman **Bohnhoff** asked if a parking agreement with Small Town should be required. **Hoisington** said that currently the Zoning Ordinance based parking requirements for Small Town Sandwich Shop on maximum occupancy of the building, so if that stayed the same, there wouldn't be any impact on parking, but if the use changed, there might be an issue that would need to be discussed.

Motion by **Van Strate**, second by **Garrison**, to table the Special Land Use request by Barrett Boat Works for 909 Savidge Court and Vacant Lot Savidge Court – Parcel # 70-03-16-478-001 for an open-air business to display boats for sale and direct the applicant to address the following before being placed on a future agenda:

1. Shall obtain an EGLE permit or correspondence indicating one is not required.
2. Shall obtain a Soil Erosion Permit prior to construction.
3. Shall complete a property split for 909 Savidge Court – which portion not containing Small Town Sandwich Shop will be included in the open-air business, which can be approved administratively.
4. Shall revise the site plan to include the following changes:
   a. Shall label all dimensions
   b. Replace the proposed asphalt with porous paving or pervious pavers
   c. Include brick piers with accent fencing at the parcel boundaries.
5. Shall provide a landscaping plan with low height plantings along road frontages.
6. Shall provide lighting fixture information. 7. Shall provide a stormwater management plan which shall then be incorporated into a maintenance agreement with the Village.
B. PUD Amendment – Marina Bay Condos

Request for a PUD Amendment to complete the construction of two condominium buildings and a detached garage structure for which foundation was previously poured, but then abandoned and buried.

Chairman Bohnhoff introduced this item and Hoisington gave an overview through a memorandum dated May 21, 2021

Applicant, Gary Smith, and project engineer Bruce Callen were present to provide information.

Motion by Van Strate, second from Van Leeuwen-Vega, to open the public hearing at 7:41 p.m. All in favor, motion carried.

Yes: 6  No: 0

John Schwartz, George Kingston, Jolie Kalman Behmlander, Sheila Irvin Doan, and Brian Klingel commented they were in support.

Motion by Van Leeuwen-Vega, second from VanderMeulen, to close the public hearing at 7:45 p.m.

VanderMeulen said was curious about the dumpster but looked forward to seeing the final plan. Drooger had no additional comments. Garrison was also curious about the dumpster, which he preferred with an enclosure as opposed to each unit having individual cans. Garrison asked if there was any fear that the buried foundations would be usable. Callen explained that typically, with good clean sand there shouldn’t be any issue, but they yield defer to soils and structures for a detailed report. Van Strate suggested the landscaping be kept back from the road. Van Leeuwen-Vega agreed that the trash and landscaping issues are resolved. Chairman Bohnhoff said he would like to see the dumpster enclosed.

Motion by VanderMeulen, second from Garrison, to table the Special Land Use request by Gary Smith of Smith Development for 930 W Savidge Street for PUD Amendment to finalize the construction of two six-unit condo buildings and a detached garage for which existing foundations are buried and direct the applicant to address the following before being placed on a future agenda:

1. Shall provide a list of departure requests with the application.
2. Shall obtain an EGLE permit or correspondence indicating one is not required.
3. Shall obtain a Soil Erosion Permit prior to construction.
4. Shall provide a revised landscaping plan that is compliant with the Village Zoning Ordinance.
5. Shall provide lighting fixture information.
6. Shall provide a revised stormwater management plan that feature the following:
   a. Perforated pipe.
   b. Leaching basins.
   c. Roof drains that are connected to the proposed storm sewer.

All in favor, motion carried.
8. **NEW BUSINESS**

A. **Approval of the 2021-2022 Capital Improvement Plan**

Chairman Bohnhoff introduced this item and Hoisington gave an overview through a memorandum dated May 21, 2021.

Garrison said he saw no reason to not to amend the Planning Commission Bylaws to allow the Village Council full authority to review and approve the Capital Improvement Plan as staff recommended. Drooger, Van Strate, VanderMeulen, Van Leeuwen-Vega and Chairman Bohnhoff agreed.

Motion by Van Leeuwen-Vega, second from Van Strate, to approve the 2021-2022 Capital Improvement Plan and direct staff to amend the Planning Commission Bylaws to address the Capital Improvement Plan and bring it to the June meeting for review and approval. All in favor, motion carried.

Yes: 6 No: 0

9. **STATEMENTS OF CITIZENS – NON-AGENDA ITEMS ONLY**

Darcy Dye, 114 N. Fruitport Rd, explained the reason for having no more than 25% of the same variety of plants in the same landscaping.

Lee Schuitema, 408 W Exchange St., was concerned with a truck driving around the Village advertising recreational marijuana. Hoisington said she would look into that and follow up.

10. **COMMENTS OF PLANNING COMMISSIONERS**

Van Leeuwen-Vega asked if there was an update on the new liquor store opening.

Chairman Bohnhoff asked if the 109 S. Jackson would be coming to the Planning Commission.

Garrison said that his family was given a construction deadline for their condo in Florida and wondered if there was a deadline for the liquor store. Hoisington said she would check the Ordinance on that but believed it was a year.

11. **ADJOURNMENT**

Motion by Van Strate, second from Drooger, the meeting adjourned at 8:10 p.m. All in favor, motion carried.

Yes: 6 No: 0

_______________________________   __________________________
Cassandra Hoisington, Village Planner   Maryann Fonkert, Deputy Clerk