1. **CALL TO ORDER**

   Chairman Bohnhoff called the meeting to order at 7:02 p.m.

2. **ROLL CALL**

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

3. **APPROVAL OF THE AGENDA**

   Motion by Van Leeuwen-Vega, second from Drooger, to approve the agenda as presented. All in favor, motion carried.
   
   Yes: 5      No: 0

4. **APPROVAL OF THE MINUTES** – December 16, 2021 meeting

   Motion by VanderMeulen, second from Drooger, to approve the minutes of the December 16, 2021 regular meeting. All in favor, motion carried.
   
   Yes: 5      No: 0

5. **CORRESPONDENCE** – N/A

6. **STATEMENTS OF CITIZENS – AGENDA ITEMS ONLY**

   **Bruce Callen** – 15172 Carriage Way, Spring Lake, MI 49456:
   
   - Proposed rezoning of the Oosting property is appropriate.
   - Does not feel residential uses on first floor would be desirable and a future use should comply with permitted uses in the Central Business District.

7. **PUBLIC HEARINGS**

   **A. Rezoning – Oosting Inc. – 102 E Exchange Street – SFR to CBD**

      Chairman Bohnhoff introduced this item and Hoisington provided an overview of the proposed text amendments through a memorandum dated January 19, 2022.

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

      - **Lee Schuitema**, 408 W. Exchange, Spring Lake, MI 49456:
        - Noted the building has not been used in accordance with the recorded
agreement and had been used for storage.

There being no further comments, the Public Hearing was closed at 7:10 without objection.

The **Planning Commission** discussed the following topics:

- Inquired about the process involved to renovate the existing building.
  - Due to its historic status with the Village, alterations that would impact the exterior of the building would be subject to review by the Village’s Historic Commission.
- Agreed the building had not been used in accordance with the recorded agreement.

Motion by **VanderMeulen**, second from **Drooger**, to recommend the Village Council approve the rezoning application for 102 East Exchange Street from Single Family Residential (SFR) to Central Business District (CBD) in accordance with the Real Estate Purchase and Development Agreement as recorded in 2005.

Yes: 5  
No: 0

**B. Text Amendments - Waterfront setbacks, solar energy facilities, PUD review regulations, electronic message boards, parking, short term rental regulations, and public hearing requirements.**

Chairman **Bohnhoff** introduced this item and **Hoisington** provided an overview of the proposed text amendments through a memorandum dated January 24, 2022.

Motion by **Van Leeuwen-Vega**, second from **VanderMeulen**, to open the Public Hearing at 7:17 p.m. All in favor, motion carried.

There being no further comments, the Public Hearing was closed at 7:17 without objection.

The Planning Commission discussed the following topics:

- Verified the discussion points from previous meetings were reflected in the current draft language.
- Noted the addition of language addressing public parking as recommended by the Village Attorney.

Motion by **Drooger**, second from **Van Leeuwen-Vega**, to recommend the Village Council approve the proposed zoning text amendment ordinances with draft date of 01/24/2022. All in favor, motion carried.

Yes: 5  
No: 0

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

- None
9. COMMENTS OF PLANNING COMMISSIONERS – N/A

10. STAFF REPORT – Hoisington noted the regularly scheduled meeting for February would likely be canceled in lieu of special meetings to be held for PUD proposals.

11. ADJOURNMENT

Motion by VanStrate, second from Van Leeuwen-Vega, the meeting adjourned at 7:21 p.m. All in favor, motion carried.

Yes: 5  No: 0

_________________________________  __________________________
Cassandra Hoisington, Associate Planner  Maryann Fonkert, Deputy Clerk