1. CALL TO ORDER

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

2. ROLL CALL

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

3. APPROVAL OF THE AGENDA

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

   Yes: 5  No: 0

4. APPROVAL OF THE MINUTES – April 26th, 2022 Meeting

   Motion by Garrison, second from Van Strate, to approve the minutes of the April 26, 2022 regular meeting. All in favor, motion carried.

   Yes: 5  No: 0

5. CORRESPONDANCE

   Hoisington noted that letters were received from HousingNext, signed by Ryan Kilpatrick, and Four Pointes Center for Successful Aging signed by Kim Kroll in support of the Samaritas Affordable Living Multi-Family Apartment Planned Unit Development.

6. STATEMENTS OF CITIZENS – AGENDA ITEMS ONLY

   Richard Fulton, 201 DeWitt Lane, had concerns that there were not enough parking spaces planned for the project.
   Rev. Dan Anderson, SL Presbyterian Church, spoke in favor of the Samaritas project and said the church would be willing to sign a parking agreement with Samaritas as they did with Liberty Woods.
Amy Florea, 17742 148th Ave, spoke in favor of the Samaritas project on behalf of Senior Resources.

Bill Meyer, 137 Stonegate, hoped that Samaritas would be good neighbors as far as screening their property from the neighbors.

7. **PUBLIC HEARINGS**

a. **Lake Pointe Condominiums:**

PUD amendment pertaining to a text amendment for a parking arrangement made with the Village of Spring Lake

Chairman **Bohnhoff** introduced this item and **Hoisington** provided an overview of the request for a PUD text amendment for a parking arrangement made with the Village through a memorandum dated May 20, 2022.

Sawyer Rozgowski, Attorney at Parmenter Law, explained that in exchange for the condo association giving up the right to park in the Village parking lot, the condo association would no longer have to pay the fee to the Village.

Motion by **Garrison**, second from **Van Leeuwen-Vega**, to open the public hearing at 7:13 p.m. All in favor, motion carried.

Yes: 5  
No: 0

There was no public comment.

Motion by **Drooger**, second from **Garrison**, to close the public hearing at 7:14 p.m. All in favor, motion carried.

Yes: 5  
No: 0

The Planning Commission had no further discussion on this item.

Motion by **Drooger**, second from **Van Leeuwen-Vega**, to approve the proposed PUD Amendment for Lake Pointe Condominiums & Townhomes and amend the PUD Agreement for the development by removing language pertaining to the parking arrangement with the Village of Spring Lake as described in Section “N” of the PUD Agreement dated August 24, 2006. All in favor, motion carried.

Yes: 5  
No: 0

b. **308 Prospect Street:**

Request for a Special Use Permit to expand a non-conformity through a new building addition.

Chairman **Bohnhoff** introduced this item and **Hoisington** provided an overview of this request for a Special Use Permit to expand a non-conformity by way of a new building addition at 308 Prospect St through a memorandum dated May 20, 2022.

Ricky Tice, 308 Prospect, explained that they would like to put an addition on their home using approximately the same footprint as the screened-in porch that had previously been in that spot.

Motion by **Van Strate**, second from **Drooger** to open the public hearing at 7:18 p.m. All in favor, motion carried.

Yes: 5  
No: 0

There was no public comment.
Motion by Van Leeuwen-Vega, second from Drooger, to close the public hearing at 7:18 p.m. All in favor, motion carried.

Yes: 5  No: 0

The Planning Commission had no further comment or concerns with the nonconforming addition.

Motion by Garrison, second by Van Leeuwen-Vega, to approve the Special Use request by Paul Twa, representing Rick and Henley Rice, to expand a nonconformity by constructing a 26’ x 12’ building addition that maintains a nonconforming side yard setback of 6.5’ where 8-feet is required for the property located at 308 Prospect Street. This motion is subject to the report of findings. All in favor, motion carried.

Yes: 5  No: 0

REPORT

1. This approval is based on the affirmative findings that all standards of the Special Land Use Criteria outlined in §390-134 have been fulfilled:
   A. That the use is designed and constructed and will be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area in which it is proposed.
   B. The use is consistent with the adopted Spring Lake Village Master Plan.
   C. The authorized use is compatible with adjacent uses of land, the natural environment and the capacities of the public services and facilities affected by this use.
   D. The use is, or will be, served adequately by public services and facilities, including, but not limited to streets, police and fire protection, drainage structures, refuse disposal, water and sewer facilities and schools.
   E. The use does not involve activities, processes, materials and equipment or conditions of operation that is unreasonably detrimental to any persons, property or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.
   F. The buildings, structures, and entrances are situated and designed to minimize the adverse effects upon owners and occupants of adjacent properties and the neighborhood.
   G. The site plan and special land use comply with the specific requirements contained in §390-137 of this article, as applicable

c. Samaritas Affordable Living:

Preliminary PUD review for a multi-family apartment Planned Unit Development that would consist of one 4-story building comprised of 53 units.

Chairman Bohnhoff introduced this item and Hoisington provided an overview of this preliminary PUD review through a memorandum dated May 20, 2022.

Joel Lautenbach, Executive Director of Affordable Living Development, and James Lewis, Pinnacle Construction Group, went through the list of Departure Requests.

• Landscaped parking island -

• Tree replacement – there was not enough area/room to replace trees removed for the development or affordable to purchase that many trees for the tree nursery.
• Lighting fixture – fixture has been removed from the plan.

Motion by Van Leeuwen-Vega, second from Van Strate, to open the public hearing at 7:40 p.m. All in favor, motion carried.

Yes: 5  No: 0

Darcy Dye, 114 N Fruitport Rd, suggested the applicant work with the arborist to determine the most appropriate type and number of trees to plant for the area they will be in.

Richard Bartram, 201 DeWitt Lane, explained that Liberty Woods was not against the Samaritas building, they just wanted to make the parking was adequate.

Rev. Dan Anderson, said the church was very willing to sign a parking agreement with Samaritas, the same as they did for Liberty Woods.

Carri Absinger, 113 S Lake, asked it this was senior housing. Mr. Lautenbach said that it would be housing for all ages, but they would market to seniors.

Motion by Drooger, second from Garrison to close the public hearing at 7:51 p.m. All in favor, motion carried.

Yes: 5  No: 0

The Planning Commission discussed the following:

• Screening – The Village PUD Ordinance requires more densely planted trees but the Church, as the neighbor, would like to see this area kept open for a more welcoming feel. The Commission agreed that if the neighbors would like to keep this screening to a minimum, they were in favor of the departure.

• Tree Replacement – The Village Ordinance requires that trees that are being removed have to be replaced at a 50% rate. The Commission discussed and agreed that instead of requiring tree replacement, they were comfortable with Mrs. Dye’s suggestion of an agreement/condition that the applicant is required to replace any of the preserved trees on site that were damaged during or due to construction within a two-year time frame from the time of construction and tree removal would be restricted to the areas noted on the provided tree survey.

• Landscape – The Village Ordinance requires no more than 25% of any one species. The applicant was asking for 41% of one kind. The Commission agreed that, since it would not cause financial hardship, they want the applicant to stick to no more than 25% of one species.

The applicant asked if it was possible to record an easement before the property is actually purchased. Manager Burns explained that the easement can be drafted, and the Village can hold it until the sale of the property goes through.

Motion by Garrison, second from Drooger to direct staff to draft a formal motion and report, which will recommend conditional approval of the Samaritas Affordable Housing PUD application, with those Zoning Ordinance compliance departures which were discussed and will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting. Minimally, the project will be subject to the following conditions:

1. Submit plans in accordance with the direction from the Planning Commission as recorded in the minutes.
All in favor, motion carried.

Yes: 5  No: 0

8. **OLD BUSINESS**
   a. **Lake Pointe Condominiums:**
      PUD amendment pertaining to a text amendment for a parking arrangement made with the Village of Spring Lake
      308 Prospect Street:
      Request for a Special Use permit to expand a non-conformity through a new building addition.
   b. **Samaritas Affordable Living:**
      Preliminary PUD review for a multi-family apartment Planned Unit Development that would consist of one 4-story building comprised of 53 units.

9. **NEW BUSINESS**
   a. **Discussion – Short Term Rental Moratorium**
      Chairman Bohnhoff introduced this item and Hoisington provided an overview of the Short Term Rental Moratorium through a memorandum dated May 20, 2022.
      The Commission discussed possibly limiting the number of short-term rentals, designated areas, and balance in neighborhoods. Burns explained how short term rentals affect revenue sharing, and the tax base. The Commission agreed that condo associations can continue to police themselves and determine if they want to allow short term rentals or not.

10. **STATEMENTS OF CITIZENS – NON-AGENDA ITEMS ONLY**
    Mercedes Watts, 7103 Magnolia Dr. Georgetown, running for 20th Circuit Court Judge Ottawa County.
    Carri Absinger, 113 S Lake, spoke regarding the speed of cars on S Lake Ave.

11. **COMMENTS OF PLANNING COMMISSIONERS** - N/A

12. **STAFF REPORT** - Hoisington reported that 823 W Savidge withdrew their application.

13. **ADJOURNMENT**
    Motion by Van Leeuwen-Vega, second from Drooger, the meeting adjourned at 8:58 p.m. All in favor, motion carried.

    Yes: 5  No: 0

________________________________  ____________________
Cassandra Hoisington, Associate Planner  Maryann Fonkert, Deputy Clerk