

SPRING ARBOR TOWNSHIP
PLANNING COMMISSION MEETING
TUESDAY, AUGUST 12, 2014

The regular meeting of the Spring Arbor Township Planning Commission was called to order by Chairman Carl Jacobson at 7:00 p.m. at the Township Hall.

Members Present: Mike Archer, David Herlein, Carl Jacobson, Susan Luplow, Doug Martz, Ken Melville and Richard Roth

Members Absent: Mel Rice

Guests: Janet K. DeWaters, Richard DeWaters, Marilyn Hinkle, Cindy LaForrest, Bill Burk and Debbie Burk

Staff: Jan Gardner - Township Zoning Administrator

Minutes: On a motion by Melville and seconded by Roth the minutes for the July 8, 2014 meeting were accepted. Approved.

Public Comment: none

New Business: Public Hearing – App for Rezoning RZ 14-02 Bill and Deb’s Leasing LLC
Bill and Debbie Burk explained that they want to expand their welding business and they have no room to build on the 1+ acre parcel where the business is located. About a year ago, they purchased the adjacent 12+ acre vacant parcel (#000-12-19-401-001-03) zoned AG-1 and they are requesting that this parcel be rezoned to Light Industrial, I-1. Jan Gardner reviewed the existing zoning and uses of surrounding parcels and indicated that the proposed rezoning is consistent with the Township’s Master Plan. There was no public comment received on this rezoning request. After discussion, a motion was made by Melville and supported by Roth to recommend to the Township Board the rezoning of parcel #000-12-19-401-001-03 from AG-1 to I-1. Motion Approved.

Public Hearing – App for Conditional Use Permit. C14-01 Andre and Cindy LaForrest
Cindy LaForrest described their plan to re-open a boarding facility for more than six horses on her mother’s property at 4885 Vrooman Road. She explained that such a facility had been operated for many years until family circumstances changed a few years ago. Jan Gardner noted the standards for review in Section 5.5 of the Zoning Ordinance. Mr. DeWaters, a neighbor on Reynolds Road, expressed concern about the number of horses to be boarded. Cindy stated that the maximum number of horses boarded in the past was probably about 28. After discussion, a motion was made by Herlein and seconded by Roth, to recommend to the Township Board approval of the conditional use to operate a large scale animal stable subject to the condition that the number of horses not exceed 30. Motion Approved.

Public Hearing/Zoning Ordinance Text Amendment – Section 6.4 and 6.10

The changes to Section 6.4.2 would prohibit certain storage structures in commercial but allow them in industrial and agricultural. The changes to Section 6.10 would allow for the use of temporary portable storage containers under certain conditions. There was no public comment received on these proposed text amendments.

A motion was made by Archer and supported by Melville to recommend approval to the Township Board of the proposed changes to Section 6.4.2. Motion Approved.

A motion was made by Martz and supported by Roth to recommend approval to the Township Board of the proposed changes to Section 6.10. Motion Approved.

Old Business: none

Reports – Jan Gardner provided an update on the Ganton Retirement Center project on S. Dearing Road.

Member Comments – none

Meeting adjourned at 8:15 p.m.

Respectfully submitted,
Dave Herlein, Secretary