



CITY OF COOPERSVILLE
REGULAR MEETING OF THE PLANNING COMMISSION
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

February 17, 2014

Chairman Mike Schmidt called the meeting to order@ 6:06 P.M. (delayed due to weather)

Commissioners present:

Ross Conran	Brian Bacon
Justin Longstreth	Chairman Mike Schmidt

Commissioners absent: Aaron Konn
Duane Young

Agenda

Motion by Bacon with second by Longstreth to amend the agenda to add discussion and action on the site plan for SMR Properties. Motion carried.

Minutes

Motion by Conran with second by Bacon to approve the minutes of the regular Planning Commission meeting of January 20, 2014 as presented. Motion carried.

Citizens Input & Suggestions None

Public Hearing for Special Land Use Request-SMR Properties, 502 Randall Street

Motion by Longstreth with second by Conran to open the public hearing for the special land use request from SMR Properties, 502 Randall Street. Motion carried. Public hearing opened at 6:07 P.M.

Jeff Brinks and Ken Watkins from Williams and Works were present to answer any questions regarding the site plan and the proposed use of the property.

Discussion was held on the proposed site plan and the proposed commercial use of the property.

Motion by Conran with second by Longstreth to close the public hearing at 6:35 P.M. Motion carried.

Discussion/Action on Special Land Use Request-SMR Properties, 502 Randall Street

Motion by Conran with second by Bacon to approve the Special Land Use Request for SMR Properties, 502 Randall Street. Motion carried.

Discussion/Action on Site Plan & Landscape Review-SMR Properties, 502 Randall Street

Jeff Brinks and Ken Watkins of Williams and Works were present to answer questions regarding the proposed site plan.

Discussion was held on the proposed future parking spaces and the placement of the retention pond.

Discussion/Action on Site Plan & Landscape Review-SMR Properties, 502 Randall Street continued

Jeff Brinks stated that the reason for the proposed location of the retention pond was to keep as much of the existing vegetation on the property as possible and if future parking was required they could relocate the retention pond.

More parking spaces than what is required were proposed on the site plan also. The Planning Commission recommended that they change the site plan to reflect only the required number of future parking spaces.

Sidewalks were not on the proposed site plan. Planning Director Steven Patrick stated that sidewalks are not required on the south side of Randall Street and for future purposes and business growth sidewalks may need to be reviewed by the City Council.

Discussion was held on the proposed storm water drainage and the existing sanitary sewer connection and the recommendations set forth by the City's engineering firm regarding the same.

Recommendation was offered to add an architectural fixture to the east elevation.

Motion by Conran with second by Longstreth to approve the site plan for SMR Properties, 502 Randall Street with the following conditions:

- **Site Plan must show dotted lines for sidewalks for future purposes along Randall Street.**
- **Revise Site Plan to show exact number of parking spaces that are required. (Twenty three (23) should be in reserve for future parking)**
- **Site Plan must show future relocation of retention pond should the space be needed for future parking.**
- **All recommendations of OMM Engineering must be followed regarding storm water and sanitary sewer connections.**

Motion carried.

Discussion/Action on Site Plan & Landscape Review-IBEW Local 275, 140 N. 64th Street

Discussion was held on the proposed addition of 2600 square feet to their existing facility to be used as a training facility for local apprentices.

Kyle Osterhart of Concept Design Studio was present to answer questions on the proposed site plan.

Mr. Osterhart explained that the facility will not create any additional noise and they are anticipating that the construction will be completed by the end of summer 2014.

Commissioner Conran recommended the addition of some architectural detailing on the south elevation of the new addition and discussion was held on the placement of sod on the lawn after the house style building that is on the property is removed.

Motion by Conran with second by Bacon to approve the proposed site plan with the following conditions:

- **Architectural detailing must be added to the building on the south elevation.**
- **Sod must be placed on the property to create a lawn after the removal of the existing house style building is removed from the property.**

Motion carried.

Public Hearing for Ordinance Amendment-Chapter 1280 Vehicles for Sale

Motion by Bacon with second by Longstreth to open the public hearing for the proposed ordinance amendment at 7:08 P.M. Motion carried.

Discussion was held on the thirty day period that is proposed in the amendment.

Motion by Bacon with second by Longstreth to close the public hearing at 7:09 P.M. Motion carried.

Public Hearing for Ordinance Amendment-Chapter 1250 Occupancy of Recreational Equipment

Motion by Conran with second by Longstreth to open the public hearing for the proposed ordinance amendment at 7:10 P.M. Motion carried.

Being no discussion a Motion was made by Conran with second by Bacon to close the public hearing at 7:11 P.M. Motion carried.

Discussion/Action on Ordinance Amendment-Chapter 1280 Vehicles for Sale

Motion by Conran with second by Bacon to approve the recommendation of the proposed ordinance to be sent to City Council for recommendation of approval. Motion carried.

Discussion/Action on Ordinance Amendment-Chapter 1250 Occupancy of Recreational Equipment

Motion by Bacon with second by Conran to approve the recommendation of the proposed ordinance to be sent to City Council for recommendation of approval. Motion carried.

Adjourn

Meeting was adjourned at 7:04 P.M.

Chairman, Mike Schmidt