



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

April 21, 2014

Chairman Mike Schmidt called the meeting to order @ 6:00 P.M.

Commissioners present:

Ross Conran
Duane Young

Brian Bacon
Chairman Mike Schmidt

Commissioners absent: Justin Longstreth

Minutes

Motion by Bacon with second by Conran to approve the minutes of the regular Planning Commission meeting of March 17, 2014 as presented. Motion carried.

Citizens Input & Suggestions None

Discussion/Action on Site Plan Review for Aggressive Tool & Die, Inc.

Greg Wiersma from Aggressive Tool and Die Incorporated was present and explained to the Planning Commission that they are proposing to build a 15,000 square foot addition to their existing building.

Mr. Wiersma stated that the façade on the addition would be consistent with the current building façade except for some brick that will be added to the new addition.

Commissioner Conran asked if there will be any new large presses installed. Mr. Wiersma stated that there would be and there would not be any noise issues and that there have not been any noise issues or complaints on this property to date.

Additional parking will be added which will allow for better access for large trucks. Planning Director Steven Patrick stated that the city's engineering firm, OMM Engineering will review the plans to confirm that the storm water system is sufficient for the added parking area.

Mr. Wiersma stated that the large berm that exists on the property will be leveled off.

Motion by Bacon, with second by Young to approve the Site Plan for Aggressive Tool and Die Incorporated as presented. Motion carried.

Discussion/Action on Site Plan for Select Milk Producers/CS Facilities, Phase II

Mark Boytim from Select Milk Producers/CS Facilities was present to explain the proposed Site Plan.

Mr. Boytim stated that the proposed additions and improvements are needed to accommodate the needs of the businesses.

A 350,000 gallon water tank will be placed on the North West side of the property.

Discussion/Action on Site Plan for Select Milk Producers/CS Facilities, Phase II continued

The addition of the water tank to their system will add flexibility and cause less impact on other users on the system as far as pressure. The location of the placement of the tank is due to the location of the incoming waterline and the location of an adjacent storm drain in the event that the tank should rupture. The existing water meter will be relocated from the building to the tank which will allow for better accountability on water usage.

Mr. Boytim stated that when the project is complete there will be 177 jobs created.

Total value of the project is \$222,000,000.00.

This new Phase II is expected to cost approximately \$100,000,000.00.

Motion by Bacon with second by Conran to approve the Site Plan for Phase II for Select Milk Producers/CS Facilities. Motion carried.

Planning Commission Representative to Zoning Board of Appeals

Motion by Schmidt with second by Bacon to approve the appointment of Duane Young to the Zoning Board of Appeals. Motion carried.

Planning Director Comments

Planning Director, Steven Patrick stated that our community is very fortunate to have CS Facilities, Fairlife, and Aggressive Tool and Die Incorporated. Mr. Patrick also stated that funds the city receives from MEDC (Michigan Economic Development Corporation) for infrastructure upgrades for the entire community are received largely in part of and due to the continuing growth of our local businesses.

Adjourn

Meeting was adjourned at 6:37 P.M.

Chairman, Mike Schmidt