



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

**July 21, 2014**

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

**Commissioners present:**

Ross Conran	Brian Bacon
Justin Longstreth	Chairman Mike Schmidt
Duane Young	

**Commissioners absent:** None

**Minutes**

Motion by Young with second by Bacon to approve the minutes of the regular Planning Commission meeting of April 21, 2014 as presented. Motion carried.

**Citizens Input & Suggestions** None

**Discussion/Action on Site Plan Review for Bekins Appliance**

Jim Simon of Taylor Building Systems presented the proposed site plan and proposed use for Bekins Appliance to the Planning Commission. Mr. Simon stated that the building would be used as a warehouse distribution and training facility for Bekins employees.

Commissioner Conran stated that there was not any exterior lighting on the proposed site plan. Mr. Simon stated that they were still working on having that added to the site plan and that the exterior lighting would be shoebox style and shielded.

Commissioner Conran recommended that the landscaping proposed for trees to be put in the parking lot be changed to have the trees planted in the surrounding land as it is hard on the trees when they are planted in parking lots.

Commissioner Conran asked for confirmation that the proposed sidewalks on the site plan would be installed. Mr. Simon stated that the sidewalks would be installed as part of the entire project.

Commissioner Conran requested that the west elevation needed the addition of a stripe, plantings, color or other options to alleviate the solid steel look. Mr. Simon stated that they would continue around the west elevation with the colored stripe that is on the proposed site plan.

Commissioner Schmidt asked for confirmation that the recycling dumpsters will be screened.

Commissioner Young inquired as to how many trucks will be entering and exiting the facility per day. Mr. Bekins stated that there will be approximately ten (10) semi trucks and twenty five (25) vans/box trucks per day.

Commissioner Longstreth inquired as to whether or not there would be a retail store for appliances at this location in the future since the site plan proposed future parking areas. Mr. Bekins stated that there are not any plans in the near future for a retail store and the future parking areas were proposed for additional service vehicles to park in the future.

Motion by Commissioner Conran with second by Commissioner Longstreth to approve the proposed site plan for Bekins Appliance with the following conditions:

- **Sidewalks must be installed as part of complete construction project**
- **Lighting Plan must be submitted and reviewed by City Staff**
- **Sign Permits must be obtained separately, Signs are not part of the approved site plan**
- **West elevation must be changed to break up the solid steel look (Stripe or other features must be added)**
- **Drain Commissioner approval will be obtained if necessary**
- **NO outside storage will be allowed unless it is screened on all side**

**Motion carried**

**Land Division 341 W. Cleveland**

Property Owner, Audrey Laug was present as well as Robert Serba, 321 Cleveland, adjacent property owner.

Ms. Laug requested a property split on an existing parcel she owns that is 300' x 645.'

Parcel "A" would be 200' x 645' and Parcel "B" would be 100' x 645.'

Robert Serba would be the purchaser of the non-conforming parcel "B" and would combine that parcel to his existing parcel at 321 Cleveland which would not leave a non-conforming parcel existing.

Motion by Commissioner Bacon with second by Commissioner Longstreth to approve the land division under the following condition:

**The legal description after the split, for parcel "B" must be combined with the legal description of Robert Serba's existing parcel at 321 Cleveland. Parcel "B" *must not remain* as an individual parcel.**

**Motion carried.**

**Adjourn**

Meeting was adjourned at 6:35 P.M.

