



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

August 18, 2014

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

Commissioners present:

Brian Bacon	Tara Weise
Justin Longstreth	Chairman Mike Schmidt

Commissioners absent: Ross Conran
Duane Young

Minutes

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

Citizens Input & Suggestions None

Public Hearing for Special Land Use Request by Platinum Bid Auction Service

Motion by Longstreth with second by Bacon to open the public hearing at 6:01 P.M. Motion carried.

Property Owner and applicant Gary Stroven was present as well as the current Building Occupant, Dennis Kaptein of Platinum Bid Auction Service.

Mr. Kaptein presented to the Planning Commission, the purpose and plans for his special land use request stating that the business sells vehicles and equipment on their online auction site for businesses, municipalities and financial institutions, and in order to process the documents needed with the State of Michigan to complete a sale, they are required to obtain a Broker's License. The special land use is required for their facility in order to obtain approval for the Broker's License.

Mr. Kaptein stated that the business has been operating at this location for over two (2) years and the normal amount of time that a vehicle or item would be present on the property would be two (2) weeks. He felt that thirty (30) days would be a sufficient amount of time to be allowed to him to keep any one vehicle or item on the property. He stated that he intended to use the parking lot area to store regular vehicles and he wanted to use the lawn between the back of the building and the highway to store/stage larger equipment, stating further that he would store items in an orderly fashion.

Mr. Kaptein stated that he would soon be taking in equipment from Lamar Construction to be auctioned. Commissioner Bacon expressed his concern with this because the equipment from Lamar Construction will be going through the bankruptcy process which can take several months, if not longer to be released for sale.

Commissioners expressed their concerns and informed Mr. Kaptein that he would need to store this type of equipment that would be on site for longer than thirty (30) days at another facility. Mr. Kaptein had stated that he had other facilities that he could stage this type of equipment at.

Mr. Luther from Luther Logistics was present and expressed his concerns of the property turning into a salvage yard.

Commission members stated their concerns of the property turning into or looking like a "salvage yard" as well.

Mr. Kaptein stated that there would not be any salvage parts or repairable vehicles or equipment.

Commissioner Schmidt informed Mr. Kaptein that there would not be any signage allowed to be placed on the vehicles or equipment, for sale signage or otherwise.

Commissioner Longstreth informed Mr. Kaptein that the striping of lines on the parking lot needs to be repainted and the dumpsters require screening to be placed around them.

Motion by Longstreth with second by Bacon to close the public hearing at 6:15 P.M. Motion carried.

Discussion/Action on Special Land Use Request for Platinum Bid Auction Service, 708 O'Malley Drive

Motion by Longstreth with second by Bacon to approve the "Special Land Use Permit" with the following conditions:

- **No parking of vehicles or equipment for sale, auction, or otherwise in the rear yard and/or lawn area in the rear yard of the property**
- **Parking of no more than eight (8) vehicles or pieces of equipment on the south end of the parking lot in the area that is designated for parking on the submitted site plan (area is not currently paved)**
- **Any and all salvageable parts and partial vehicles must be stored inside the building and not visible from the outside**
- **No dismantling of vehicles on the property**
- **No prolonged storage of vehicles (Might want to set timeline)**
- **All vehicles and equipment must be operable and no damaged vehicles (repairable) or otherwise can be stored outside**
- **Any & All conditions that may be applied to the approval of this Special Land Use by the Planning Commission will apply to any Owner or Occupant of the property located at 708 O'Malley Drive**
- **Buffer/Row of trees must be planted at least 10' inside of the fence bordering the highway**
- **If approved, this Special Land Use Permit will be reviewed by the Planning Commission one (1) year from date of approval**
- **New site plan showing the designated area for parking of eight vehicles or equipment and the border of trees must be submitted before the Special Land Use Permit is in effect**

Motion carried.

Adjourn

Meeting was adjourned at 6:39 P.M.

Chairman, Mike Schmidt

