



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

November 16, 2015

Chairman, Ross Conran called the meeting to order @ 6:00 P.M.

Commissioners present: Brian Bacon James Ward
 Justin Longstreth Kristin Mooney
 Tara Weise Ross Conran, Chairman

Commissioners absent: Sarah Petersen

Minutes

Motion by Commissioner Ward with second by Commissioner Mooney to approve the minutes of the regular Planning Commission meeting of October 19, 2015. Motion carried unanimously.

Citizens Input & Suggestions None

Discussion/Action on Site Plan Review for Conveyor Concepts, 743 Main Street

Kyle Visker, Engineer from Land & Resources presented a site plan for the proposed addition of 24,000 square feet for Conveyor Concepts.

Mr. Visker informed the Commission that approval from the Department of Environmental Quality (DEQ) has to be obtained in order to build the addition on the site as there are existing wetlands on the property. Permits are expected to be issued and obtained by the end of this week, and there will also be a change made to the existing Ottawa County Drain Easement that is existing on the property.

Discussion was held on OMM Engineering's site plan review regarding surface water and storm sewer drainage.

OMM was concerned that all of the pipes will remain full of water after a rain event, and stating further that while the proposed system will function hydraulically there was concern about the system freezing during the winter due to the shallowness and the pipes remaining full of water. When freezing occurs, water from spring thaws will not have anywhere to go because the pipes and catch basins will be plugged with ice, causing flooding in the truck wells and parking lots.

Kyle Visker of Land & Resources stated that OMM Engineering's concern's and recommendations will not be an issue as they intend to use piping with perforations which will not allow for water standing and or building up in the system. Mr. Visker also stated that with the elevations noted in the site plan he does not foresee any issues or concerns with the proposed water drainage plan causing any flooding in the truck wells and/or parking lots.

Commissioner Conran inquired as to the type and color of the metal that will be used on the new addition. The Construction Manager, Mark Anthony, stated that the type and color of the metal they will be using is very close to the metal on the existing building.

Discussion/Action on Site Plan Review for Conveyor Concepts, 743 Main Street continued

A landscaping plan was not submitted. Conveyor Concepts will be keeping all existing trees on the property as part of their landscaping, stating further that they are not allowed to remove any of the existing trees per the requirements of the Department of Environmental Quality (DEQ).

Discussion was held on the outdoor lighting requirements. The plans will meet the requirements.

Motion by Commissioner Ward with second by Commissioner Bacon to approve the site plan for Conveyor Concepts with the following conditions:

- Ottawa County Water Resource Commissioner's report will be submitted to the City and kept on file
- All Department of Environmental Quality (DEQ) reports and permits will be submitted to the City and kept on file
- OMM Engineering's letter of recommendation will be kept on file by the City

Motion carried unanimously.

Planning Commission Information Packet

Information in the Planning Commission information packet was reviewed.

Chairman, Ross Conran noted that the Commissioner's need to pay close attention to the upcoming water project as well as all other large infrastructure projects that will be taking place.

Planning Director's Comments

City Manager/Planning Director, Steven Patrick introduced the new Assistant City Manager, Jonathan Seyferth.

Adjourn

Meeting was adjourned at 6:44 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk