



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

**March 21, 2016**

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

**Commissioners present:** Brian Bacon                      Michael Heinz  
   Justin Longstreth                      Kristin Mooney  
   Tara Weise                                  Ross Conran, Chairman

**Commissioners absent:** Sarah Petersen

**Minutes**

Motion by Commissioner Longstreth with second by Commissioner Bacon to approve the minutes of the regular Planning Commission meeting of February 15, 2016. Motion carried unanimously.

**Citizens Input & Suggestions**

There were none.

**Public Hearing-Rezone request for 333 Ottawa St., Northeast Ottawa District Library (Coopersville)**

Motion by Commissioner Bacon with second by Commissioner Heinz to open the public hearing @ 6:01 P.M. Motion carried unanimously.

LaVonne Marshall, Director was present to represent the library.

Ms. Marshall stated, for the record, that the correct name of the library is Coopersville Area District Library, not Northeast Ottawa District Library as written on the agenda.

Ms. Marshall stated that the library is requesting the property to be rezoned from R-2 Residential to C-2 Commercial as the library currently has a "Special Land Use" and has variances that were put into place to accommodate an expansion to the library that took place in 1995.

In November 2015 the library had a millage passed to expand and renovate the current building. The plan to expand includes a handicap ramp and stair leading out of the building on the east side at Ottawa Street. The ramp and stairway exceed the current variance by approximately 2 to 3 feet.

The handicap ramp is a necessity as it accommodates the residents of the Dept who live next door.

Changing the present zoning is consistent in relation to existing land uses in the area and would not adversely affect property values and would allow the library to expand as needed without having to amend current existing variances on the property and would not be out of scale with the needs of the community.

The Architect, Dennis Jensen for the library was also present to answer any questions or concerns that the Commissioners may have.

The storm water run-off and the concerns of the city's engineer, OMM Engineering regarding such were addressed.

Design calculations need to be provided to the city's engineer to support the findings of the Architect.

Adequate lighting and parking were addressed and both are in compliance with ordinance requirements.

Being no further discussion or comments, Commissioner Mooney motioned to close the public hearing @ 6:11 P.M. with second by Commissioner Weise. Motion carried unanimously.

**Preliminary Site Plan Review - Coopersville Hardware, 364 Main Street**

Steve Kol, Owner of Coopersville Hardware presented his plan to add a permanent covered structure with a fence along the perimeter of his property extending toward the corner of Eastmanville and Main Streets to be used primarily for a garden center/greenhouse.

Discussion was held on the style of fencing. The proposed style is picket style fencing, stained with multiple colors with a height of 6 feet. Mr. Kol presented a pamphlet showing the color scheme of the proposed fencing.

Commissioner Conran stated that he has concerns on the attractiveness of the fencing in the downtown area and the importance of maintaining the fencing so to keep the appearance looking good from year to year.

Mr. Kol stated that he feels the color of the fencing will pop and draw people in to see what's happening inside of the fenced in area.

Motion by Commissioner Heinz with second by Commissioner Mooney to approve the preliminary site plan for Coopersville Hardware as presented with no further conditions. Motion carried unanimously.

**Discussion/Action on Rezone request for Coopersville Area District Library, 333 Ottawa Street**

Motion by Commissioner Bacon with second by Commissioner Weise to recommend approval of the rezone request for the Coopersville Area District Library to the City Council. Motion carried unanimously.

**Site Plan Review – Coopersville Area District Library, 333 Ottawa Street**

Motion by Commissioner Longstreth with second by Commissioner Bacon to approve the proposed site plan for the Coopersville Area District Library as presented with the following conditions: Motion carried unanimously.

- *City Council Approval of rezoning the parcel from R-2 to C-2*
- *Arborvitae be maintained along the north property line to within 15' of the front property line*
- *Parking lot lights must be of a design that the lights do not disturb the neighbors.*
- *OMM's recommendations regarding storm water management must be addressed with OMM's review and approval of a storm water management plan for the site.*

**Planning Commission Information Packet**

Planning Director, Jonathan Seyferth presented the following information to the Commission:

- *The additional information in their packets is for their review and is the same information that is placed in the City Council packets.*
- *Reminded everyone that the annual Coopersville Celebration is Thursday, March 24, 2016.*

**Planning Director's Comments**

Planning Director, Jonathan Seyferth reported on the following:

- *He has sent out for information to be obtained on how to do RFP's for the Master Plan to be done.*
- *Smoke Testing will be performed on April 11, 2016.*
- *When he receives a question or concern from any one Commission member he will copy everyone on his response.*

**Planning Commissioner Comments**

Commissioners commented on the following:

- *Price on updating and an entirely new Master Plan are not usually to far apart in the pricing so it was suggested to put out the request for bids on each of them*
- *Who is removing the trees at Eat Street and Randall Street*
- *Why is there so many trucks being staged in the parking lot of Continental Dairy at one time. Typically 18-20 trucks are being staged there at one time, on a daily basis.*

**Adjourn**

Meeting was adjourned at 6:58 P.M. by Chairman Conran.

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Chairman, Ross Conran

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Kimberly Borgman, City Clerk