



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

**May 16, 2016**

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

**Commissioners present:** Michael Heinz                      Tara Weise  
Justin Longstreth    Ross Conran, Chairman  
Kristen Mooney

**Commissioners absent:** Brian Bacon  
Sarah Petersen

**Minutes**

Motion by Commissioner Longstreth with second by Commissioner Mooney to approve the minutes of the regular Planning Commission meeting of April 18, 2016. Motion carried unanimously.

**Citizens Input & Suggestions** None

**Master Plan-RFQ Review/Authorization**

The RFQ (Request for Quotes) to update or rewrite the city's current Comprehensive (Master) Plan was reviewed by the Commissioners. The Commissioners agreed unanimously to proceed with the RFQ as presented.

Planning Director Jonathan Seyferth informed the Commission that the RFQ will be released for quotes by the end of this week, May 20, 2016 with a submittals deadline of June 15, 2016, and all submittals will be ready for the Planning Commission to review at the June 2016 Planning Commission meeting.

**Planning Commission Information**

Planning Commission members reviewed the non-agenda items.

**Planning Director's Comments**

Planning Director Jonathan Seyferth informed the Commission that the City Council has approved City Staff to Proceed with communications with Muskegon County Wastewater on a proposed sewer main for Continental Dairy.

Planning Director Jonathan Seyferth stated that he has heard rumors that Coopersville would like to have a Brewery in the Downtown District but it is not a permitted use in the C-2 Commercial District. Mr. Seyferth asked the Commission if they would like to pursue a change in the ordinance that would allow breweries as a permitted use.

Kimberly Borgman, Acting Zoning Administrator, stated that the entirety of the ordinance that Jonathan Seyferth is referring to should be reviewed and updated.

Planning Director Jonathan Seyferth informed the Commission that the Reserve of Coopersville will be present at the June meeting to present an overview of their site plan and a timeline in which they are going to start building.

Several of the Commissioners asked if there when the site plan was last approved and if there were any changes that were going to take place from the last approval.

Kimberly Borgman, Acting Zoning Administrator, stated that the last site plan approval was ten (10) years ago.

Jonathan Seyferth, Planning Director stated that the retention pond was going to be in a different location than where it was on the last approved site plan and that there were going to be a few other minor changes.

Several of the Commissioners have concerns on the construction traffic and the wear and tear on Campus Drive from all of the construction equipment and vehicles using it and they are concerned about the drive coming out onto 48<sup>th</sup> Avenue which is near where the road crests causing a clear vision issue already and that there is not a de-acceleration lane in place near the drive that will be coming out on to 48<sup>th</sup> Avenue. Commissioners stated there is already a traffic issue in this area when school is in session.

Commissioner Longstreth questioned the proper administrative procedure for a Planning Commission on the requirements of a new site plan being submitted on any development that was approved longer than one (1) year prior and no activity has taken place.

Commissioner Weise wanted to know if there would be a requirement for the Reserve of Coopersville to install sidewalks along Campus Drive to 48<sup>th</sup> Avenue.

Planning Director Jonathan Seyferth stated that new requirements and/or conditions could be placed on the Site Plan upon the next review.

The Commissioners requested that the Planning Director provide them with all the information from the original site plan approval, including all conditions and meeting minutes.

Commissioner Weise stated that she will be on vacation during the next meeting but would drive back to attend the meeting if necessary.

**Adjourn**

Meeting was adjourned at 6:35 P.M. by Chairman Conran.

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Chairman, Ross Conran

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Kimberly Borgman, City Clerk