



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

June 20, 2016

Chairman, Ross Conran called the meeting to order @ 6:01 P.M.

Commissioners present: Brian Bacon Kristen Mooney
Justin Longstreth Ross Conran, Chairman

Commissioners absent: Michael Heinz
Tara Weise
Sarah Petersen

Minutes

Motion by Commissioner Mooney with second by Commissioner Longstreth to approve the minutes of the regular Planning Commission meeting of May 16, 2016. Motion carried unanimously.

Scheduled Guests/Presentations

Jorge Vasquez, Partner of VB Development, LLC, for the Reserve of Coopersville residential housing development project was in attendance and presented a power point of the project overview to the Planning Commission.

Mr. Vasquez stated that the property was purchased for the project in 2007 then the recession began in 2008 and the project was put on hold. Now that the housing market is thriving VB Development LLC has their financing secured through North Pointe Bank and they are ready to proceed with Phase I of the project.

The project has been divided into four (4) phases to facilitate financing and to minimize to the extent possible the property improvements (infrastructure) required. Future phases will be continuous and will proceed in accordance with actual sales executed.

Phase I will have fourteen (14) Single Family Homes and fifteen (15) Condominiums plus two (2) Single Family Model Homes and one (1) Model Condominium.

Overall, once all phases have been completed the project will have ninety (90) Single Family Homes and sixty four (64) Condominiums in a sixty one (61) acre private Green Home community, including eighteen (18) acres of open space with a ten (10) acre nature preserve and a 3.5 acre man made pond.

The homes are designed by Frank Betz Associates and will be one (1) story Southland Hills and two (2) story Bentrige models.

Mr. Vasquez informed the Planning Commission that all wetlands will remain undisturbed and that all homes will be very efficient and have high rated windows installed with clean air systems in them. B Development LLC/Reserve of Coopersville is looking to break ground the end of July 2016.

Citizens Input & Suggestions None

Discussion/Action on Master Plan Proposals

Planning Commission members discussed briefly the four (4) proposals received to update or rewrite the Master Plan.

The Commissioners that were present agreed that they would like more time to review the proposals and to hear the opinions of the Commissioners that were not able to be in attendance at tonight's meeting, and they also requested that a comparison chart/checklist be drafted for them to review at the July meeting.

Planning Commission Information No additional information to review this month.

Planning Director's Comments

Planning Director Jonathan Seyferth stated that the Reserve of Coopersville is a "Site Condo" and once matters such as the "Master Deed" are final and approved nothing can be changed unless it is changed by the developer.

Adjourn

Meeting was adjourned at 6:49 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk