



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

October 17, 2016

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

Commissioners present: Brian Bacon Sarah Petersen
Michael Heinz Tara Weise
Kristen Mooney Ross Conran, Chairman

Commissioners absent: Justin Longstreth

Minutes

Motion by Commissioner Heinz with second by Commissioner Bacon to approve the minutes of the regular Planning Commission meeting of September 26, 2016. Motion carried unanimously.

Citizens Input & Suggestions None

Discussion/Action Site Plan Review-Alt Oil, 1396 W. Randall Street

Commissioners reviewed the site plan for a proposed new 6,000 square foot building for Alt Oil located to the west of their current facility at 1396 West Randall to be used for storage of their vehicles and product.

Alt Oil recently purchased the parcel where the proposed new building will be located and plan to combine the new parcel with the existing parcel at 1396 West Randall.

Tim Alt of Alt Oil Company informed the Commission that the building façade will be finished with two (2) different types of steel with the roof being finished in a dark grey, light grey walls with dark grey around the corners and trim and finished off with some prefabricated awnings.

Mr. Alt also stated that the parking lot will be asphalted which they will have completed but not until Spring 2017, and there will be plenty of greenspace which will be finished off with some greenery including shrubs and a flag pole.

Mr. Alt stated that the billboard on the property will remain. The billboard does not have any easements or contracts on it and it is owned by Alt Oil Company.

The storm water/property drainage is currently being reviewed by the City's Engineer. The City's Engineer is currently communicating their recommendations to Alt Oil Companies Engineer.

Discussion/Action Site Plan Review-Alt Oil, 1396 W. Randall Street continued

The site plan currently indicates that there will be four (4) entrance/exit drives to the property. The Planning Commission informed Alt Oil that if the parcels are combined they will only be allowed two (2) entrance/exit drives. Mr. Alt stated that the Ottawa County Road Commission is requiring them to install curbs and gutters on the drive entrances/exits therefore they will be amending the number of driveways on their site plan.

Commissioner Bacon inquired as to whether or not they will be installing an oil/water separator in the new building. Mr. Alt stated they did not intend to install one but if the City recommends or requires them to, they will install one.

Commissioner Weise recommended that they plant something other than white pines on the side of the property that borders I-96 as white pines are not salt tolerant and they will not survive. Commissioner Weise recommended that they plant spruce trees or Bradford pear trees as they are much heartier than the white pines.

Mr. Alt stated that they will need to submit a final site plan with the required changes made but they did want to start construction as soon as possible in order to get the building roughed in before winter.

Motion by Commissioner Bacon with second by Commissioner Weise to approve the site plan with the following conditions: Motion carried unanimously.

- *A water/oil separator must be installed and approval must be met per the City Staff*
- *Satisfactory review and approval of OMM Engineering's recommendations on the water runoff on the property are met*
- *Extend time to complete the paving of the parking lot until Spring 2017*
- *Any trees that are planted along I-96 must be salt tolerant and not white pine trees*

Scheduled Presentation None

Planning Commission Information

Commissioner Conran expressed his thoughts on how the City of Grand Rapids Planning Commission prepares their minutes, stating further that he feels our Planning Commission should set conditions to be made in to motions for the purpose of recording more details for reference in the future and to coincide with the Master Plan.

Discussion was held on the WWTP Upgrade and the second River Crossing.

Planning Director's Comments

Planning Director, Jonathan Seyferth informed the Commission of the following:

- He will be attending the Michigan Association of Planning and Zoning Conference next week
- McKenna Associates will be holding "Round Table" discussions for the Master Plan in January 2017

Adjourn

Meeting was adjourned at 7:00 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk

