



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

November 21, 2016

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

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

Commissioners absent: Sarah Petersen

Minutes

Motion by Commissioner Mooney with second by Commissioner Heinz to approve the minutes of the regular Planning Commission meeting of October 17, 2016. Motion carried unanimously.

Citizens Input & Suggestions None

Public Hearing-Special Land Use, 525 O'Malley Drive Lot A, Noppert Properties LLC.

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

Wade Vandenbosch from Westshore Consulting presented the following details of the proposed site plan for the Special Land Use request for Noppert Properties LLC/St. John Truck & Trailer Service:

- *Proposed building will be approximately 10,000 square feet*
- *Building will be used for service and maintenance on commercial vehicles*
- *Retention Pond will be constructed*
- *All parking areas will be asphalted*
- *Lighting and landscaping will be done as required in the City's ordinances*
- *Berm will be built along adjacent residential property*
- *Land Division application will be submitted and the parcel will be 5.55 acres after land division*
- *Projected start of construction is first part of December 2016*

Commissioner Longstreth asked if there will be an "open cut" on O'Malley for a water stub as he is concerned on the road being opened and not being able to repave it right away due to weather.

Mr. Vandenbosch responded that a water stub will need to be installed.

Public Hearing-Special Land Use, 525 O'Malley Drive Lot A continued

Commissioner Conran inquired as to the length of time a truck or trucks will be on the property for repairs and would there be wrecked trucks sitting on the property.

Mr. Noppert stated that vehicles could remain on the property anywhere from hours up to two (2) weeks and there would not be any wrecked vehicles on the property as the nature of their business is solely for routine maintenance and repairs.

Commissioner Conran asked if they, Noppert Properties, had received the latest recommendations and requirements from OMM Engineering. Mr. Vandenbosch of Westshore Consulting stated that they just received the letter from OMM Engineering and they would be complying with those requirements.

Mr. Noppert stated that they have recently purchased the sole rights to Exit 16 Truck repair which was located on 64th Avenue but they are no longer operating the business at that location.

Sharon Reeves of Reeves Plastics had concerns on the following, merely for the concern of fire or explosions:

- *Will there be any propane or oil stored on the property?*
- *Will repairs be done on tanker trucks?*
- *How close to Reeves Plastics property will the driveway be?*

Mr. Noppert stated that there will be very small amounts of propane and oil and they will be doing repairs on tankers but the tankers will not be full while during maintenance and repairs being performed on them. Mr. Noppert also informed Ms. Reeves that the driveway will be placed near the deep ditch on the property.

Commissioner Longstreth recommended that sidewalks be added to the site plan for future installation.

Commissioner Conran questioned the means of fire protection on the property.

Mr. Noppert stated that the building will have a six (6) inch line for fire suppression.

Commissioner Conran questioned if they had any plans for irrigation for the landscaping on the berm in the case of drought. Mr. Vandenbosch stated that they are planning to plant trees that will stand up to the drought.

Jordan Luther of Luther Logistics' addressed the Commissioners on his concern on the current amount of heavy traffic on 64th Avenue and Randall, and now the addition of more with a new trucking facility going in on O'Malley Drive. He stated that the intersection at 64th Avenue and Randall is a dangerous intersection and asked if there is a way to get a traffic light installed at that intersection. Commissioner Conran stated that this is an issue that will need to go before the City Council.

Larry Longstreth, ZBA Chairman asked if the property complies with all zoning and ordinance requirements. Jonathan Seyferth, Planning Director informed Mr. Longstreth that the property does comply.

Motion by Commissioner Bacon with second by Commissioner Heinz to close the public hearing at 6:17 P.M.
Motion carried unanimously.

Discussion/Action Special Land Use, 525 O'Malley Drive, Lot A

Motion by Commissioner Bacon with second by Commissioner Heinz to approve the Special Land Use for Noppert Properties LLC/St. John Truck and Trailer Service at 525 O'Malley Drive. Motion carried unanimously.

Discussion/Action on Site Plan Review for 525 O'Malley Drive, Lot A

Discussion was held on the west elevation of the proposed building. Commissioner Conran stated that the west elevation need more of a break up in the architectural design by either adding some daylight windows or regular windows.

Motion by Commissioner Longstreth with second by Commissioner Mooney to approve the Site Plan with the following conditions: *Motion carried unanimously.*

- Applicant must adhere to most recent letter from OMM Engineering
- Applicant must coordinate with the City Department of Public Works Department on the "open cut" of the road.
- Site Plan must show future sidewalks and the applicant will be required to pay for the sidewalks when installation is required.
- Architectural features must be added to the west elevation of the proposed building

Discussion/Action on Land Division for 525 O'Malley Drive, Lot A

Motion by Commissioner Bacon with second by Commissioner Weise to approve the land division for 525 O'Malley Drive. Motion carried unanimously.

Planning Commission Information

Commissioner Chairman Conran inquired about the Road Commission Salt Storage Building and the amount of bare concrete that is showing. Mr. Conran stated that conditions were set upon them during their site plan approval regarding this issue. Planning Director Jonathan Seyferth stated that he has not contacted them yet.

Planning Director's Comments

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

- He is working on getting the Master Plan information on several social media sites
- May need to hold December meeting for the DAS ordinance

Adjourn

Meeting was adjourned at 6:53 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk