



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

March 20, 2017

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

Commissioners present: Brian Bacon Justin Longstreth
Michael Heinz Ross Conran, Chairman

Commissioners absent: Kristen Mooney, Sarah Petersen, Tara Weise

Minutes

Motion by Commissioner Bacon with second by Commissioner Heinz to approve the minutes of the regular Planning Commission meeting of February 20, 2017. Motion carried unanimously.

Citizens Input & Suggestions None

Discussion-332 River Street Site Condominium

Jonathan Seyferth, Planning Director, stated that the property at 332 River was sold in 2016 and the new owners are looking at different options to develop the site. One of the challenges they are facing with this site is how to parcel the property which is currently one (1) parcel with several existing buildings on it.

Currently the road that currently goes in to the property is technically a shared driveway.

Private Roads are not allowed (per ordinance) in an M-PUD.

If the current driveway were to become a public road, it would require approximately \$400,000.00 of investment to bring it up to municipal infrastructure standards. (This would not be required if it were a private road)

For the property owner to receive any financing for new construction or to sell one of the structures on its own, each structure would need to be on its own parcel.

The owner would like to subdivide the property so individual buildings could be sold, but to do this each lot would require either street access, easements out to River Street, or a site condominium development with a common space driveway.

Mr. Seyferth was seeking feedback from the Planning Commissioners on the most viable options for this property

Discussion-332 River Street Site Condominium continued

Discussion was held on the possibility of rezoning the parcel to I-1 Light Industrial or I-2 Heavy Industrial.

Commissioners expressed their concerns about noise that may be created by the rezoning of the property to Industrial with all the residential zoned property that is nearby.

Planning Commissioners stated that the last developer did not abide by the conditions that were set forth in the previous rezoning of the property, and they expressed further that they don't feel the City should become partners with the developers.

Discussion was held on the home that currently exist on the parcel. Residential use of the home was supposed to cease once the property was sold by Paul Wagenmaker. Mr. Wagenmaker currently rents the home from the new owners but does not live there.

Planning Commissioners recommended that the new property owners submit a site plan for review before any decisions or feedback is offered.

Master Plan Update

Jonathan Seyferth, Planning Director informed the Planning Commission that the comment period on the Master Plan will close on March 29th and five (5) comments have been received. The city's outreach has been through Facebook Ad, Celebrate Coopersville, and the Chamber Expo.

Discussion was held (request received through comments) on the request to continue the road from Fieldstone to John. Planning Commissioners highly recommended to leave as is.

Mr. Seyferth will be sending out more information for review as he receives it.

Planning Commissioner Comments

Commissioners inquired about the completion of the façade on the Ottawa County Road Commissions Salt Barn and if the Special Land Use Permit was up, or coming up for review soon.

Discussion was held on the new construction by the Betten Baker dealership and the property on Mason Drive that was recently purchased by Conveyor Concepts.

Adjourn

Meeting was adjourned at 6:54 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk

