



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

April 17, 2017

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

Citizens Input & Suggestions None

Presentations & Guests

Ms. Jamie Goswick from Canna Media Works was in attendance on behalf of Alliance Analytical Laboratories and she presented information from her organization on Medical Marihuana Enterprises.

Alliance Analytical Laboratories is interested in seeking a Safety Compliance License in the near future, under the new state laws, in which would allow for them to be permitted to test Medical Marihuana before it's distribution to the users.

The information presented by Ms. Goswick is considered to be the "pro" side of the argument for considering allowing one (1) or more of the five (5) types of Medical Marihuana enterprises in the City.

A Registered Palliative Care Nurse from Hospice spoke on behalf of Canna Media Works and the benefits of Medical Marihuana for the patients she has cared for.

An Ottawa County Resident whom is a cannabis Caregiver spoke on behalf of Alliance Analytical Laboratories. She stated that she currently takes her products to Lansing and Ann Arbor to get them tested. She stated that she would be in favor of having a licensed local facility to take her products to for testing, and to keep the money she is spending for the testing in our own community.

Presentations & Guests continued

Peter Nielsen, Owner of Alliance Analytical Laboratories stated that people misunderstand the real purpose of Medical Marihuana. Mr. Nielsen stated that mold grows on the marihuana due to the amounts of moisture used for growing and processing therefore creating a health safety hazard for the users, thus the reason for Safety Compliance testing by laboratories.

Mr. Nielsen stated that the laboratories are given very small amounts to test which in turn leaves very little amounts, if any at all leftover to destroy once the testing of the product has been completed.

Mr. Nielsen stated that their Clients that they would be performing testing for would be the Processors and the Cultivators of the products.

Discussion/Action-Coopersville Master Plan

Motion by Commissioner Bacon with second by Commissioner Petersen to approve the Master Plan for formal distribution and sixty-three (63) day comment period. Motion carried unanimously.

Preliminary Site Plan River-332 River Street

Todd Doctor, Property Owner of 332 River Street was present to discuss the overall future for the property.

The property is currently one (1) large parcel and they would like to divide the parcel into approximately ten (10) separate parcels with the possibility of removing the home that is on parcel number one (1) and combining parcels one (1) and two (2).

The property currently has a driveway on the site in which they would like to turn into a private road.

The property is currently zoned MPUD (Mixed Use Planned Unit Development) and private roads are not allowed per City ordinance in the MPUD zoning districts.

Further discussion was held on the possibility of rezoning the property and/or allowing the private road to remain.

Commissioners reviewed the conditions that were set upon the property when it was rezoned to MPUD under the previous owner, Paul Wagenmaker.

If the property were allowed to be divided into separate parcels and the private road is allowed, the parcels would not have any public road frontage.

Planning Director, Jonathan Seyferth will review the overall plans and the concerns of the Commissioners with Mr. Doctor. No action was taken.

Site Plan Review-136 Mason Drive, Conveyor Concepts

Kyle Visker, Engineer from Land and Resources Engineering was present on behalf of Conveyor Concepts to present the site plan for their proposed 35,000 square foot building on the vacant lot at 136 Mason Drive.

The proposed building would be used for manufacturing and warehousing.

Discussion was held on the large expanses of one solid color on the north and south elevations of the proposed building.

Site Plan Review-136 Mason Drive, Conveyor Concepts continued

Commissioner Conran expressed the need for a breakup of color on the large expanses.

Doug Stapley, Owner of Conveyor Concepts stated they would add an additional color to both the north and south by adding an approximate fourteen (14) to sixteen (16) inch wide colored stripe near the upper portion of the building. The stripe will be a separate color of steel and will not be painted on.

Commissioner Conran stated that the site plans did have any sidewalks on them, stating further that even though the sidewalks may not be required to be installed at this present time they do need to be present on the site plans submitted.

Discussion was held on the required number of trees. Commissioners agreed to leave the decisions on the trees and the landscaping to the discretion of City Staff.

Motion by Commissioner Heinz with second by Commissioner Bacon to approve the site plan for Conveyor Concepts, 136 Mason Drive with the following six (6) conditions:

- Work with city staff on the landscaping/trees on site. We can reduce the overall number of trees and/or add additional shrubs to the site plan;
- Add an architectural feature to the north and south exterior walls of the building;
- Add sidewalks to the site plan. Please note, sidewalks are not required to be constructed, at this time. However, if at a future date sidewalks are determined to be required by the city, the property owner will be responsible for the cost of installing the sidewalk;
- Prior to the installation of a sign on the property, Conveyor Concepts will need to file a separate sign permit application with the city's zoning administrator, Kim Borgman. (\$25 fee);
- If/when any right of way (ROW) work is needed to be done, a separate ROW permit will need to be applied for at city hall. (No fee); and
- Please provide the city with a copy of the approved Ottawa County Water Resources permit once it is issued.

Motion carried unanimously.

Planning Commission Information

Commissioner Conran requested to have City Staff review the section of the landscaping ordinance that pertains to the requirements of the parking lot trees, as overtime it has been discovered that the survival rate of trees in parking lots is very minimal.

Planning Director, Jonathan Seyferth will review and prepare a proposed amendment to the existing landscaping ordinance for the Planning Commission's review.

Planning Director's Comments

Planning Director, Jonathan Seyferth updated the Planning Commission on the following items:

- Two (2) upcoming Site Plans from Betten's
- DAS Map Plans

Adjourn

Meeting was adjourned at 7:40 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk