



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

May 15, 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

Approval of the Agenda Approved as presented.

Minutes

Motion by Commissioner Bacon with second by Commissioner Longstreth to approve the minutes of the regular Planning Commission meeting of April 17, 2017 with the following amendments: Addition of a coma to paragraph seven (7) under Preliminary Site Plan River-332 River Street and correction and change on the spelling of the word Recourses to Resources under bullet point seven (7) under Site Plan Review-136 Mason Drive. Motion carried unanimously.

Citizens Input & Suggestions None

Public Hearings-Special Land Use 25 68th Avenue-Coopersville Town Plaza LLC

Motion by Commissioner Heinz with second by Commissioner Bacon to open the public hearing at 6:04 P.M. for the Special Land Use request by Duke Schutt, Owner/Contractor of the Coopersville Town Plaza LLC. Motion carried unanimously.

Duke Schutt presented a proposal to the Commission for a Special Land Use request to allow for OAISD (Ottawa County Area Intermediate School District) to lease two (2) suites for the purpose of offering educational programs in the space.

The educational programs that will be offered are for Young Adult Services for the Coopersville and Allendale students, ages eighteen (18) to twenty-six (26) years old that are currently being transported to Grand Haven for these programs.

Angela Brown, Director of Facilities for OAISD stated that the students that will attend these programs are "Post" High School students, and the OAISD's goal is to focus on each student's future, and to prepare them for everyday life.

The program will operate on the same yearly schedule as the public schools and the facility would operate from approximately 8:30 A.M. to 4:00 P.M., Monday through Friday.

The program will have three (3) professional staff members and approximately ten (10) students on site daily, as well as two (2) school transportation vans.

The parking lot has been inspected by Dean Transportation for adequate room to maneuver a bus, and for safety purposes.

The lease agreement will be for five (5) years with plans for the lease to be extended once the five (5) years has lapsed.

Motion by Commissioner Longstreth with second by Commissioner Bacon to close the public hearing at 6:15 P.M. Motion carried unanimously.

Discussion/Action on Special Land Use Permit for 25 68th Avenue

Motion by Commissioner Bacon with second by Commissioner Longstreth to approve the Special Land Use Permit with the condition set forth that the footprint of the building cannot be changed without prior review and approval of the Planning Commission. Motion carried unanimously.

Presentations & Guests

The Informational Presentation from WEMET on Medical Marihuana enterprises and community impact was postponed until the June 2017 meeting.

Site Plan Review 905 O'Malley Drive, Betten-Baker (Parking Lot for Dealership)

Kyle Visker of Land and Resource Engineering addressed the Commission on the proposed parking lot for the Betten-Baker Dealership. The lot will be used for inventory storage with approximately 354 parking spaces.

Commissioner Longstreth asked if the fifteen (15) inch pipe was going to be large enough to handle the storm water? Mr. Visker stated that yes it would be as the water would flow along the low points along the east side of the property.

Mr. Visker stated that the grade on the property could be met and maintained.

OMM Engineering has not yet submitted their final review of the storm water drainage to the City.

Foot traffic going back and forth across O'Malley was a concern by the Commissioners. Commissioner Longstreth recommended that a designated crosswalk with signage be addressed with Land and Resources Traffic Engineer.

There will only be one (1) drive way for entrance and exit with one (1) curb cut, therefore new car deliveries will take place at the existing dealership.

Site Plan Review 905 O'Malley Drive, Betten-Baker (Parking Lot for Dealership) continued

There will not be any trees placed in the parking lot, only on the borders of the property.

Per Brian Betten, they will be installing security cameras on their existing building, all new buildings and on the poles in the new parking lot.

Motion by Commissioner Longstreth with second by Commissioner Bacon to approve the proposed site plan with the following conditions set forth: Motion carried unanimously.

- *Final approval from OMM Engineering*
- *Landscaping installed as shown on the site plan and approved by City Staff*
- *All ROW (Rights of Way) Permits must be obtained*
- *Land & Resources Engineer, OMM Engineering and the City's Department of Public Works must agree upon and install designated crosswalk(s) as needed*
- *Permits must be obtained for all signage*

Site Plan Review 930 O'Malley Drive, Betten-Baker Two (2) New Buildings

Betten-Baker Auto Group submitted plans to fully develop the western half of their existing parcel at 930 O'Malley Drive. The plans are to construct two (2) new buildings to the west of their current dealership building. One building will be an 18,721-square foot pre-owned center and the second building will be an 25,644-square foot Chrysler-Dodge-Ram-Jeep new car dealership.

Commissioner Conran expressed concerns on the north elevation of the larger building, stating further that this elevation is not commercially appealing. Commissioner Conran stated that this building will be a part of our City for many years and that the City does not want to be left with an unattractive building someday.

Commissioner Conran suggested that the building be moved to a forty-five (45) degree angle and/or consider adding more window's and moving the service department to the north side of the building.

Mike Bowmen of Pioneer Construction stated that by turning the building at a forty-five-degree angle does not allow for them to fully utilize the property to its fullest capability and Chrysler does set the requirements on the design of their buildings.

Commissioners agreed that changes needed to be made to the site plan on the north elevation of the building and brought back to them for further review. Once changes on their site plan are completed and submitted for review the Commissioners agreed that a "Special" meeting could be held as they do not want to hold up progress being made for Betten-Baker.

Motion by Commissioner Longstreth with second by Commissioner Heinz to table any action until the site plan can be amended and reviewed at a special meeting. (No date has been set for a special meeting) Motion carried unanimously.

Planning Commission Information

Planning Director Jonathan Seyferth informed the Planning Commission that the City has a new Mayor, and that the Public Hearing for the Master Plan will take place at the July 2017 meeting.

Planning Commission Information continued

Discussion was held on the following subjects:

- *WWTP Upgrades and the status of the Muskegon WWTP Line*
- *Ottawa County Road Commission Building on 68th Avenue*
- *Windows in St. John's Truck & Trailer building on O'Malley Drive*
- *Outside storage of pallets at Pallet Company on Skeels Street*

Adjourn

Meeting was adjourned at 7:25 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk