

Discussion – Coopersville-Polkton Fire Authority Building & Site continued

Planning Director Jonathan Seyferth stated that the building's size, which is still in the stages of discussion at this point, is within size requirements relative to the proposed lot size and the building use would require a "Special Land Use Permit" which is the case for all civic buildings in most zoning districts and should not be a hindrance.

Discussion/Action – Site Plan Review Betten-Baker 947 O'Malley Drive-Parking Lot, Lot 17

Kyle Visker of Land and Resource Engineering presented the new site plan which is located on Lot 17 at 947 O'Malley Drive. The previous site plan was for Lot 16. Kyle stated that the reason for the change in location of lots would allow for easier access between their two sites on either side of O'Malley Drive.

City Clerk and Zoning Administrator Kimberly Borgman asked Brian Betten if they were now withdrawing the proposed site plan for Lot 16. Mr. Betten stated that "yes" they were withdrawing.

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

- Separate sign application will need to be completed and reviewed by the Zoning Administrator for all signage
- Right of Way permits will need to be obtained for any ROW work during the project

Discussion/Action – Site Plan Review Betten-Baker 930 O'Malley Drive-Two (2) New Dealership Buildings

Motion by Commissioner Longstreth with second by Commissioner Bacon to re-open the discussion on the site plan from the May 2017 meeting. Motion carried unanimously.

Mike Bowmen of Pioneer Construction presented the amended site plan for the proposed new building for a Pre-Owned Dealership Building and a new Chrysler-Dodge-Ram-Jeep New Car Dealership.

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

- All mechanical equipment on the roof's must be screened from exterior view
- Separate sign permit applications will need to be completed and reviewed by the Zoning Administrator for all signage
- Right of Way permits will need to be obtained for any ROW work during the project
- Water and oil separators will be installed

Planning Commission Information

- Monthly Permits Issued for May 2017
- Strong Towns Article by Nathaniel M. Hood
- What is the purpose of a city street article by smartgrowthusa.org

Planning Director Comments

- Planning Director Jonathan Seyferth reported on the following items:
- Final "Public Hearing" for the Master Plan will be held on July 17, 2017
- Comments were received from Ottawa County and Polkton Township

Planning Director Comments continued

- Appoint/Re-appoint new officers for Planning Commission in July per the bylaws
- Still working with property owner at 332 River. May see a site plan proposal in August
- Medical Marihuana presentation at the Pinnacle in Hudsonville on June 20, 2017

Adjourn

Meeting was adjourned at 7:05 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk