



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

August 21, 2017

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

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

Commissioners absent: --

Minutes

Motion by Commissioner Bacon with second by Commissioner Longstreth to approve the minutes of the regular Planning Commission meeting of July 17, 2017. Motion carried unanimously.

Citizens Input & Suggestions None

Discussion/Action – 332 River Site Plan

Kyle Wilson of Nederveld Engineering presented a site plan for 332 River which included building envelopes, recommended green spaces and proposed parking. Water, sewer, and hydrants were indicated on site plan as requested in the OMM Engineering study completed in 2015. Neighboring lots are buffered by berms and trees with at least 40' to 50' from lot lines, which then flow into the open areas. Stormwater and sidewalks are indicated but will be addressed in more specifics on a case by case basis as each site is finalized and returns to Planning Commission for individual review, comparison to PUD requirements, and approval.

Commissioner Longstreth inquired if the requirement for 20% open space also includes ponds and green space, to which Director Seyferth replied that in the affirmative; the required open space cannot include parking lots or ROWs. Commissioner Longstreth asked if the preliminary indication is that the road meets city standards; Mr. Wilson of Nederveld replied that the road received approval in 2011 from the City's Department of Public Works and Sanitary line approval in 2016, however he will verify the condition. Director Seyferth indicated that the preliminary review noted the slope of the private cul-de-sac was off and would require correction. The stormwater lines would remain private until they attached to the city stormwater lines.

Commissioner Weise asked about the existing buildings to which Director Seyferth noted that three have new facades and a fourth is in the process of being renovated to match city requirements and the plans. Chairman

Conran inquired about the existing house on Lot 1; Director Seyferth stated that it would be demolished once the project moves forward and the tenants depart. Zoning will revert to the new zoning once the non-conforming use (residential) ends.

Motion was made by Commissioner Bacon, supported by Commissioner Mooney, to approve the site plan dated 08-15-17 and submitted by 332 River Properties LLC, located at 332 River St., Parcel #: 70-05-25-200-011, as it does meet the standards set forth in the City of Coopersville Planning and Zoning Ordinance which also includes the following conditions:

1. Continuation of sidewalks along the north side of the proposed private drive east from River Rd;
2. Complete evaluation of the water, sanitary sewer, and storm sewer on site to ensure all are up to city standards before any new buildings are constructed;
3. If such systems are up to city standards, the infrastructure must be deeded to the city;
4. Complete any updates as required by the City Engineer; and
5. Future buildings construction must be reviewed by the city before building permits are issued to ensure elements of this site plan are being adhered to.

Motion carried unanimously.

Discussion: Distributed Antennae System (DAS) Map

Director Seyferth introduced a preliminary visual representation of a fee schedule of DAS installation Tiers for the city. Companies can co-locate in any location (add a DAS tower to an existing pole or tower) but to erect a new tower, they must apply for and pay a fee for placement. Chairman Conran inquired where DAS towers are currently in use, to which Director Seyferth replied that they are heavily used in various places in Grand Rapids and Metro Detroit in order to help provide signal boost in heavy traffic areas during peak times (such as rush hour along an expressway). Chairman Conran asked if the tier locations can change; Director Seyferth said that yes, they can and it is up to the Planning Commission to make those recommendations. Commissioner Weise suggested that co-location be a requirement especially for multiple poles or towers in one location or area.

Planning Commission Information

- Nothing in addition to Council Information.

Planning Director Comments

Planning Director Jonathan Seyferth reported on the following items:

- McDonald's has new building franchise owners and is working on adding ADA accessibility and façade modernization; he is unsure of the timeline. He has spoken with them about parking lot improvements.
- Council has recently taken action on replacing the mercury vapor Consumers Energy lights with LEDs. The new lights will be smaller wattage, include sidewalk coverage, and have a better return on investment.
- Our building, plumbing, and mechanical inspections are now all handled by PCI.
- Two new homes are starting construction at the Reserve.

Planning Commissioner Comments

Commissioner Heinz noted that the recent paving projects around the city look good.

Adjourn

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

Chairman, Ross Conran

Kimberly Borgman, City Clerk