



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

October 15, 2018

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

2. **Commissioners present:** Tim Degeus Sarah Petersen
Michael Heinz Tara Weise
Ross Conran, Chairman

Commissioners absent: Duane Young and Kristen Mooney

3. **Approval of Minutes**

Motion by Commissioner Heinz with second by Commissioner Petersen to approve the minutes of the regular Planning Commission meeting of June 18, 2018. Motion carried unanimously.

4. **Public Hearing/Special Guests – Amending Sections 1270.02 and 1271.02, Permitted Uses to add Microbrewery**

Motion by Commissioner Petersen with support by Commissioner Heinz to open the discussion.

- Jeremy Grossenbacher, Greg and Sue Grossenbacher were present and spoke in favor of allowing the use of a Microbrewery in Coopersville and are looking at their location at 1275 W Randall Street as a possible Microbrewery.
- Planning Director Seyferth stated that Zoning in Sections 1270.02 and 1271.02 allow for Eating places, bars, grills and cocktail lounges in the C-1 District and Restaurants, cafes, bars, grills and cocktail lounges in the C-2 District. Seyferth recommend to the Planning Commission Members that the allowed use for Microbrewery require on site consumption. That means, that the establishment can bottle, distribute and must sell “on site” with the focus of the brewery being on the Tap Room Consumption.
- Planning Commission members agreed with the recommendation to require on site consumption in the description of Microbrewery.
- Chairman Conran stated that this would only allow the use and went over Site Plan Requirements for Site Plan Approvals with Mr. Jeremy Grossenbacher and that those will all be additional requirements.

5. **Citizens Input & Suggestions** None

6. **Action:**

- Motion to approve the Amendment to Section 1270.02 to allow the Permitted Use of a Microbrewery with On Site Consumption by Commissioner Heinz with second by Commissioner Weise.

- Motion carried unanimously.
- Motion to approve the Amendment to Section 1271.02 to allow the Permitted Use of a Microbrewery with On Site Consumption by Commissioner Peterson with a second by Commissioner Heinz.
- Motion carried unanimously.

Discussion Only Item Self-Storage in the C-1 District

- Planning Director Seyferth stated that Self-Storage is currently considered to fall under the Warehousing description and is only allowed in the I-1 and I-2 Zoning Districts. There have been some inquiries about locating Self-Storage units in the C-1 District.
- Planning Commissioners all agreed in discussion that they feel there is adequate self-storage units in Coopersville, that they did not see any locations in the C-1 District at this time that may be appropriate, and at this time they are not looking to add it to the C-1 District as an allowed use.
- No action, discussion only.

7. Planning Commission Information None

8. Planning Director Comments

Planning Director, Jonathan Seyferth informed the Planning Commission on the following:

- He introduced Shay Gallagher as the new Deputy City Manager and the new Planning Commission Director.
- He stated that there would not be a Joint Meeting of City Council, Planning Commission, ZBA and DDA in December.
- He said he has been at the site of the new Bekins building on O'Malley and that the construction will match the site plan approval.

9. Planning Commissioner Comments None

Adjourn

Being no further discussion, the meeting was adjourned, by Chairman Conran at 6:33 P.M.

Chairman, Ross Conran

Kimberly Borgman, City Clerk