



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

***December 17, 2018***

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

**Commissioners present:**     Tim Degeus                  Duane Young  
   Kristen Mooney         Ross Conran, Chairman  
   Tara Weise

**Commissioners Absent:**     Michael Heinz & Sarah Petersen

**Approval of Minutes**

Motion by Commissioner Young with second by Commissioner Weise to approve the minutes of the regular Planning Commission meeting of October 15, 2018. Motion carried unanimously.

**Public Hearing/Special Guests - Rezoning, Parcel# 70-05-2-161-002, 708 O'Malley Drive**

Motion by Commissioner Young with second by Commissioner Degeus to open the public hearing at 6:02 P.M.  
Motion carried unanimously.

Jordan Luther of Luther Leasing was present to request a rezoning of his property located at 708 O'Malley Drive, currently zoned C-1 Commercial to 1-1 Light Industrial in order to transition the property to an assembly facility for shelving units.

Commissioner Mooney inquired about the required buffer zone. Planning Director Shay Gallagher stated that Mr. Luther was aware of the requirement of, a buffer zone and has agreed to such.

Chairman Conran inquired about the improvements and maintenance that will need to be done to the parking lot. Mr. Luther stated that they will address the needed improvements in the Spring of 2019.

Motion by Commissioner Mooney with second by Commissioner Degeus to close the public hearing at 6:08 P.M.  
Motion carried unanimously.

**Public Hearing/Special Guests - Special Land Use, Parcel# 70-05-27-240-004, 1011 O'Malley Drive**

Motion by Commissioner Degeus with second by Commissioner Weise to open the public hearing at 6:08 P.M.  
Motion carried unanimously.

**Public Hearing/Special Guests - Special Land Use, Parcel# 70-05-27-240-004, 1011 O'Malley Drive continued** Jack Barr II of Nederveld represented Doug VandenBerg of Lynden Sports Center on a request for a "Special Land Use" to construct and operate a boat storage facility as part of a continued use of the existing Lynden Sports Center located at 1016 O'Malley Drive.

Mr. Barr stated that the parcel is approximately 5.3 acres and the proposed storage facility will be 40,000 square feet in size. The building will be tall in the front, open in the back with the ability to drive into the building on both ends. The proposed number of parking spaces is 47 which is lower than the required amount due to the nature of the business.

Mr. Barr stated that the building does not meet all the transparency requirements due to the large number of boats that would be visible from the outside.

Mr. VandenBerg stated that the building would be used for warehousing and the sale of boats and would be an accessory use to his commercial use across the street.

Chairman Conran stated that the Planning Commission has held all other businesses in the C-1 Commercial District on O'Malley Drive to the required architectural standards and that if this building is to be used for commercial purposes it must have the appearance as required. The proposed drawings are not at standards and the facility must be staffed for sales must meet the architectural standards set forth in the ordinances. Chairman Conran stated that the new Betten-Baker Facilities were reviewed by the Planning Commission three (3) times before their site plans were granted the final approval.

Mr. VandenBerg informed the Commission that the proposed building would be an extension of his existing facility across the street with the addition of a Boat canvas shop and a showroom to display new boats for sale. Mr. VandenBerg stated that he could have his plan revised and bring it back to the Commission in January.

Chairman Conran stated that "we live here and have to look at these buildings" and appearance standards must be met.

City Manager Jonathan Seyferth stated that he had worked on this proposal with Mr. VandenBerg and his former Engineer and they discussed mostly the orientation of the buildings but not much discussion was held on the facade and/or transparency.

Motion by Commissioner Young with second by Commissioner Weise to close the public hearing at 6:23 P.M. Motion carried unanimously.

### **Discussion/Action**

#### **Rezoning Request-708 O'Malley Drive**

Motion by Commissioner Mooney with second by Commissioner Degeus to approve the rezoning request and to recommend approval by City Council. Motion carried unanimously.

#### **Site Plan Review-1011 O'Malley Drive**

Discussion was held on the facade/transparency requirements. Planning Director Shay Gallagher stated that the current percentage on the transparency requirement is only at six (6) percent. Recommendation was made for Mr.

#### **Site Plan Review-1011 O'Malley Drive continued**

VandenBerg and Mr. Barr to meet with City Staff in order to revise the Site Plan to meet satisfactory standards and re-present the plans at the January 2019 meeting.

Motion was made by Commissioner Degeus with a second by Commissioner Young to postpone action on the site plan until the January 2019 meeting.

**Special Land Use-1011 O'Malley Drive**

Motion by Commissioner Degeus with second by Commissioner Weise to approve the Special Land Use Permit Application for 1011 O'Malley Drive to operate an Industrial operation in the C-1 Commercial Zoning District. Motion carried unanimously.

**Citizens Input & Suggestions** None

**Planning Director Comments** None

**Planning Commissioner Comments** None

**Adjourn**

Being no further discussion, the meeting was adjourned, by Chairman Conran at 6:55 P.M.

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Chairman, Ross Conran

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Kimberly Borgman, City Clerk