



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

May 20, 2019

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

Commissioners Present: Ross Conran, Chairman Tara Weise
 Duane Young Sarah Petersen
 Tim Degeus

Commissioners Absent: Michael Heinz

Approval of Minutes

Motion by Commissioner Young with second by Commissioner Weise to approve the minutes of the regular Planning Commission meeting of April 15, 2019. Motion carried unanimously.

Public Hearing/Special Guests-Public Hearing – Amendment to Ordinance 648.02 Noise Control

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

Bob Sikkema, Owner of Southside Bar spoke in favor of a change to the Noise Ordinance, stating further, that he hosts a Beer Tent every year for the past three (3) years during Coopersville Summerfest and donates the proceeds to local organizations such as the Coopersville Seniors All Night Party and the 7th and 8th grade football program and he would like to be allowed to have the Beer Tent open until 11:00 P.M. or 12:00 A.M.

Tom Toogood, City Resident spoke in support of Mr. Sikkema's request and stating further that the Car Show can start early with the noise of engines taking place at 5:00 or 6:00 A.M. so the Beer Tent should be allowed to go until 11:00 P.M. or 12:00 A.M. Mr. Toogood stated that the flexibility in the Noise Ordinance should work for everyone.

Ted Huising, City Resident spoke in favor of Mr. Sikkema's request to change the Noise Ordinance, stating further that the Beer Tent Events have been taking place here in the City for many years and it used to be held right downtown where the Pocket Park is located and there was never an issue with noise.

Craig Bleckley, City resident spoke in favor of the change to the Noise Ordinance. Mr. Bleckley stated that the discharge of fireworks for the fourth (4th) of July are always allowed to take place after the time deadline set by law so we should allow for an extension of time in the Noise Ordinance for the Beer Tent Events.

June Brown, City Resident spoke in favor of the proposed changes to the Noise Ordinance. Ms. Brown stated that she has been a City Resident for forty-five (45) years and the City has really grown over the years. Ms. Brown stated that every business should be treated the same and everyone should be allowed to do what was allowed thirty (30) years ago

Public Hearing/Special Guests-Public Hearing – Amendment to Ordinance 648.02 Noise Control continued

Chairman Conran explained to everyone present that the Planning Commission will review the proposed changes and make recommendations to the City Council. Mr. Conran stated further that it will be up to the City Council as to whether they wish to approve or disapprove of the proposed changes to the Noise Ordinance.

Bob Sikkema, Owner of Southside Bar stated that he was told that the Planning Commission would make the changes.

Chairman Conran explained the process to Mr. Sikkema stating that the Planning Commission does not have the authority to approve the changes and that all final approval of changes on ordinance amendments must be done at the City Council level.

Ted Husing, City resident inquired as to the amount of weight that the City Council has in the approval process of such changes.

Larry Crandle, Mayor stated that the opportunity to have the Planning Commission review the proposed changes is much appreciated but he feels that this could have been accomplished by adding one (1) sentence instead of an entire change to the ordinance. Mayor Crandle asked how we could accomplish a change to the Noise Ordinance in a more efficient way?

Being no further discussion, a motion was made by Commissioner Petersen with a second by Commissioner Young to close the Public Hearing at 6:19 P.M. Motion carried unanimously.

Public Hearing/Special Guests – Public Hearing – Amendment to Ordinance 1288 Parking and Loading Spaces

Motion by Commissioner Petersen with second by Commissioner Degeus to open the Public Hearing at 6:19 P.M. Motion carried unanimously.

Being no discussion or comments a motion was made by Commissioner Young with second by Commissioner Petersen to close the Public Hearing at 6:20 P.M. Motion carried unanimously.

Citizens Input and Suggestions – None

Discussion/Action

Motion by Commissioner Petersen with second by Commissioner Young to approve and send the proposed amendments as written, to Ordinance 648.02 Noise Control, to the City Council with recommendation for approval. Motion carried unanimously.

Motion by Commissioner Petersen with second by Commissioner Young to table discussion and action on the proposed amendment's to Ordinance 1288.06, Parking and Loading Spaces. The Commission requested further review and information by the City Staff. Motion carried unanimously.

Motion by Commissioner Petersen with second by Commissioner Degeus to approve the Site Plan for 502 W. Randall, Robinson Dental with the following conditions: Motion carried unanimously.

- ***Sidewalks are required to be installed at the owner's expense. At this time, sidewalks are not being required, however, the city maintains the right to enforce section 1028.09 of the zoning ordinance.***
- ***Right-of-Way (ROW) permits will be obtained before any work is performed in the ROW.***
- ***Separate sign permits will be obtained before the addition of any sign or signs.***
- ***Parking Conditions established by the Planning Commission.***
- ***Resolution of items noted in OMM letter dated May 8, 2019.***

Discussion/Action continued

Discussion was held on the future land use map and a Neighbor Residential zoning district which will combine parcels zoned AG and R-2. If the future land use map were to be adopted those with parcels zoned AG would still be allowed to carry on uses as defined in the AG district. Instead of rezoning each parcel it will be more beneficial to apply the changes to the zoning map instead.

Some of the parcels, particularly the AG parcels, will become legal nonconforming parcels without any changes to their current use.

Question and concerns were raised for the parcels that are zoned R-2 that are currently Planned Unit Developments.

Staff recommends moving forward with the new zoning district, Neighborhood Residential. Further discussion will be held on a later date.

Planning Commission Information and Planning Director Comments

Planning Director, Shay Gallagher informed the Commission that there was a memo in their packets from the Department of Interior and a list of the April 2019 Building Permits.

Planning Director Comments None

Planning Commission Comments

Commissioner Young informed the Commission that he was informed today that “Top Dog & Dairy” will be opening this year.

Adjourn

Being no further discussion, Chairman Conran adjourned the meeting at 6:54 P.M.

Ross Conran, Chairman

Kimberly Borgman, City Clerk