



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

August 19, 2019

Chairman, Mike Heinz called the meeting to order @ 6:00 P.M.

Commissioners Present:

Dan Brown	Tara Weise
Ross Conran	Duane Young
Tim Degeus	Mike Heinz, Chairman
Sarah Petersen	

Commissioners Absent: None

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner Young to approve the minutes of the regular Planning Commission meeting of June 17, 2019. Motion carried unanimously.

Public Hearing/Special Guests-Public Hearing

Special Land Use, 197 W. Randall Street, Busbee Auto

Motion by Commissioner Young with second by Commissioner Weise to open the public hearing at 6:01 P.M. Motion carried unanimously.

Chris Busbee, Owner of Busbee Auto, 197 W. Randall addressed the Planning Commission by stating that he would like to obtain the Special Land Use so that he could obtain a Class "B" Auto Dealers License in order to display and sell a few used vehicles at his location, and the use would be compatible with similar uses in the area.

No other public comments were submitted.

Motion by Commissioner Petersen with second by Commissioner Brown to close the public hearing at 6:07 P.M. Motion carried unanimously.

Ordinance Amendment-Light Industrial District Special Use 1276.03

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

Planning Director Shay Gallagher informed the Commission that the proposed amendment was to add Athletic Facilities as a Special Land Use in the Light Industrial Zoning Districts. Mr. Gallagher stated that he researched other surrounding communities and found six (6) that allow such facilities in their Light Industrial Zoning Districts.

Mr. Gallagher explained further, that by allowing such facilities, only with a Special Land Use Permit it would give the Commission more control of what types of Athletic Facilities they would allow.

Motion by Commissioner Conran with second by Commissioner Brown to close the public hearing at 6:14 P.M. Motion carried unanimously.

Citizens Input and Suggestions None

Discussion/Action

Special Land Use, 197 W. Randall St. Busbee Auto

Motion by Commissioner Conran with second by Commissioner Weise to approve the "Special Land Use" permit for Busbee Auto, 197 W. Randall Street with the condition that no more than three (3) vehicles can be displayed for sale at any time. Motion carried unanimously.

Site Plan Review 411 N. 64th Avenue, Midwest Development Team, LLC.

Discussion was held on the proposed site plan to add two (2) additional driveways, three additional parking areas and a fueling location for their Mixed-Use PUD located at 64th Avenue.

Commissioner Young stated that there is currently three (3) driveways and to add three (3) more seems excessive, especially with the new crosswalk at Main Street and 64th Avenue and the future placement of sidewalks on 64th which would run directly in front of Midwest Development.

Commissioner Young asked Dave Ezinga from Midwest Development if all current leases at their location would then enter and exit on the north side of the property. Mr. Ezinga stated that "yes" they would.

Commissioner Conran asked if there have been accidents with vehicles on the property? Mr. Ezinga stated the there has not been accidents.

Commissioner Conran stated that any and all unusable/inoperable vehicles and equipment would need to be removed from the property.

Commissioner Brown inquired as to the type of hard surface material that they would use. Mr. Ezinga stated that it would be asphalt.

Planning Director Shay Gallagher stated that all the gray patch areas on the proposed site plan would need to be asphalt or concrete.

The fuel station would be above ground and the EGLE (DEQ) has already approved the fuel station.

A letter from Sgt. Luce regarding recommendations on directional signs was reviewed and discussed.

Commissioner Conran inquired about the interior wash outs of the semi-trailers. Mr. Ezinga stated that they currently only sweep the trailers out and wash the exteriors of them.

Planning Director Shay Gallagher stated that drains will be required to be installed per OMM Engineering's conditions set upon review of the site plan.

Commissioner Young stated that he was very concerned on the amount of traffic going in and out of the location.

Commissioner Young inquired on the landscaping and the lighting for the fuel station.

Landscape screening will be required, and Mr. Ezinga stated that the fuel station will have lighting just as it currently has.

Site Plan Review 411 N. 64th Avenue, Midwest Development Team, LLC. continued

Motion by Commissioner Conran with second by Commissioner Degeus to approve the proposed Site Plan for Midwest Development Team, LLC. With the following conditions and the Landscaping Plan to be approved by City Staff: Motion carried unanimously.

- *Resolution of items specified in OMM letter review letter.*

- *Paving or concreting of new driveways and parking areas.*
- *Paving or concreting of updated parking areas.*
- *Resolutions of items related to #3 Drives, Parking and Circulations.*
- *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 sign related to the business or use.*

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Site Plan Review 411 N. 64th Avenue, Midwest Development Team, LLC. continued

- *Installation of two (2) warning signs for trucks entering the roadway per the request by Sgt. Luce, Ottawa County Sheriff's Office.*

Ordinance Amendment 1276.03

Motion by Commissioner Conran with second by Commissioner Petersen to recommend approval by the City Council of the Ordinance Amendment to Ordinance 1276.03 Light Industrial District Special Land Use to allow Athletic Facilities by Special Land Use in the Light Industrial zoning district. Motion carried unanimously.

Discussion on Ordinance Amendment-Additional Requirements for Parking Areas 1288.06

Regulations on standards for driveways for all zoning districts was reviewed. City Manager Jonathan Seyferth stated that most residential districts in the City meet the proposed requirements which would mirror the current Ottawa County Road Commission standards. The Commission will review further in September.

Master Plan Discussion

The Commission discussed the future land use, Gateway Commercial. Planning Director Shay Gallagher stated that this would encompass areas like the round-about area and will eliminate the Mixed-Use Zoning. Mr. Gallagher stated that the current Master Plan proposes this new zoning. All current uses will remain as they are. The consensus of the Commission was to accept the Gateway Commercial Zoning.

Planning Commission Information

An article furnished to the Commission on Air BNB's and Short-Term Rentals and what the State of Michigan is working on as far as setting laws on the issue.

Planning Director Comments None

Adjourn

Being no further discussion, Commissioner Petersen and seconded by Commissioner Degeus to adjourn the meeting at 7:05 P.M. Motion carried unanimously.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk