City of Coopersville
Regular Meeting of the Planning Commission

AUGUST 18, 2008

Chairman Schmidt called the meeting to order at 6:00 P.M.

Commissioners Present:	Christine Boyce	Ross Conran
	Mark Douglas	Tim Haselhuhn
	Chairman Mike Schmidt	Pat Vadas
	James Ward	

Commissioners Absent: None

Motion by Haselhuhn and second by Douglas to approve the minutes from the July 14, 2008 Special Planning Commission meeting. Motion carries.

Chairman Schmidt opened the floor for any citizen comments regarding items that are not on the agenda.

There were none.

DISCUSSION/ACTION

Mr. Leo Reap, IT Resource, was present to respond to board members questions during discussion of his request to rezone ITRW Property, LLC's property at 91 Mason Drive from I–1 Light Industrial to C–1 Commercial Business.

Mr. Reap informed the board per their inquiries that:

- the financing of his purchase of this lot was not contingent upon the approval of the zoning change request; and that
- he has no immediate plans for the parcel, but indicated that likely within the next five years he would want to build an office building on this parcel.

Motion by Douglas and second by Conran to deny the rezoning request for 91 Mason Drive from I–1 Light Industrial to C–1 Commercial Business due to a lack of a demonstrated need at this time per City of Coopersville Codified Ordinances Chapter 1242.09(b)(5). Motion carries.

Board members told Mr. Reap that they would gladly reconsider this request when he had specific plans for their perusal regarding the lot's use.

DISCUSSION

Planning Director Patrick opened discussion on the updating of the Commission's by-laws by asking for additional input and ideas regarding the draft copy that was prepared by Commissioner Conran. He indicated that the next steps would be to revise the draft after receiving comments before sending it to the city's attorney for a legal review. After discussion including Article 6 and Ex-Parte Communication, Director Patrick said that he would provide a "black-line" copy showing the specific insertions and deletions for the board's review—hopefully at the next meeting.

ADJOURN

Meeting adjourned at 6:26 P.M.