

CITY OF COOPERSVILLE
Regular Meeting of the Planning Commission
Coopersville City Hall; 289 Danforth St., Coopersville, MI

December 15, 2008

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

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

Commissioners Absent: None

Motion by Haselhuhn and second by Conran to approve the minutes from the October 20, 2008 regular Planning Commission meeting. Motion carries.

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

Jeff Du Pilka, owner of 654 O'Malley Drive, asked guidance regarding a letter he had received from acting Zoning Administrator Stephanie Pelkey regarding a sign issue, and an issue with Lumber Liquidators dumpster enclosure that did not comply with the original site plan. He was directed to take this up with city staff.

PUBLIC HEARING

Motion by Conran and second by Boyce to open the public hearing to hear citizen comments regarding the rezoning request from KAM Properties II, LLC to rezone 770 O'Malley Drive from I-1 Light Industrial to C-1 Commercial Business. Motion carries.

The public hearing was opened at 6:08 P.M.

Edward Hanenburg, KAM Properties II, LLC, was present to give background as to why the parcels are currently zoned the way they are. He explained that the original plan was to keep O'Malley Drive's commercial/retail development west of 64th Avenue, leaving the remainder as light industrial. He continued that when developers for a commercial motorcycle venture wanted visibility from I-96 they requested the original rezoning change; however, when the venture didn't materialize, the changed zoning wasn't an issue at that time. He said that now that there is interest for a commercial use with which the city agrees, it makes sense to have the parcels zoned commercial even though they are east of 64th Avenue.

After all present were afforded an opportunity to be heard, motion by Haselhuhn and second by Douglas to close the public hearing. Motion carries.

The public hearing was closed at 6:08 P.M.

PUBLIC HEARING

Motion by Conran and second by Douglas to open the public hearing to hear citizen comments regarding the Special Land Use request from Rodeway Inn to allow for an apartment in a commercial business at 1040 O'Malley Drive.

The public hearing was opened at 6:09 P.M.

After all present were afforded an opportunity to be heard, motion by Vadas and second by Ward to close the public hearing. Motion carries.

The public hearing was closed at 6:12 P.M.

DISCUSSION/ACTION

Motion by Boyce and second by Conran to approve request from KAM Properties II, LLC to rezone 770 O'Malley Drive from I-1 Light Industrial to C-1 Commercial Business. Motion carries.

Motion by Conran and second by Ward to take no action on Special Land Use request from Rodeway Inn to allow an apartment in a commercial business at 1040 O'Malley Drive citing that a Special Land Use is not required as this request does not involve a change of use, and the building does not need modification. Motion carries.

ADJOURN

Meeting adjourned at 6:38 P.M.