

**CITY OF COOPERSVILLE  
REGULAR MEETING of the PLANNING COMMISSION**

**August 30, 2010**

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

Commissioners Present:      Ross Conran                      Mark Douglas  
   Mike Schmidt                      Pat Vadas  
   James Ward

Absent Commissioners:      Christine Boyce  
   Tim Haselhuhn

Motion by Douglas and second by Ward to approve the minutes from the April 19, 2010 regular Planning Commission meeting. Motion Carried.

Chairman Schmidt opened the floor for any citizen comments regarding items that were not on the agenda. There were none.

**DISCUSSION**

Dean May from OMM Engineering was present to discuss the proposed drainage modifications for the BRS parcel at 68<sup>th</sup> Avenue and O'Malley Drive. Planning Commission members expressed their concerns in regards to the project such as: Easement rights, Appearance of the property after Phase 1 is complete and concerns of allowing the project to be completed in phases instead of requiring the job to be completed before the parcel is developed, Completing Phase 1 before knowing what exactly is going to take place on the parcel and when it will take place, Uneasy about the 300' of sewer pipe not being completed in Phase 1, Access from 68<sup>th</sup> Avenue into the parcel. Dean May recommended that the Commissioners take into consideration the following items in their review and approval process: **1)** The visual and aesthetic impact that filling the BRS site will have on neighboring properties to the east. **2)** Replacing the storm sewer in O'Malley Drive in Phase 1, rather than waiting until the BRS site is developed. City Manager, Steven Patrick will submit the Commissioners concerns to Moore & Bruggink, Inc. No further action was taken.

Paul Wagenmaker presented a site plan to formalize the development of his property at the end of River Street. Mr. Wagenmaker's goal is seeking to plat his property which is now zoned a Planned Unit Development. He would like to sub-divide his property into ten separate lots for mixed industrial use and also to have the city take over ownership of the current road.

Concerns of the Commissioners are as follows: Engineers need to review all utilities, Setback requirements of Lot #s 4 & 5, Zoning on Lot #s 1 & 2, No future residential development will be allowed, Current condition of road and the expenses that will be incurred by the city, Lot #6 being divided at a later date due to the current size of the lot, No drains under the driveways, Asphalt curbs that are being proposed instead of the concrete curbs, Lot #8 is proposed to be in the road right-of-way, Entrance into Lot #6 does not line up with Lot #6.

Motion by Conran with second by Vadas to postpone action on the proposed site plan until further engineering and Planning Commission recommendations have been approved. Motion carried.

Discussion was held on how to best execute the rewriting of the Master Plan. Commissioner Schmidt recommended that one sub-committee be formed consisting of Commissioners Schmidt, Conran, and Ward to work on the Master Plan. Recommendation was made to meet on a monthly basis. The sub-committee will notify the City Manager as to when the first meeting will be held.

Discussion was held on a moratorium for medical marijuana.

## **ADJOURN**

Motion by Schmidt second by Douglas to adjourn meeting at 7:45 P.M. Motion Carried.

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Chairman, Mike Schmidt