

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

October 18, 2010

Chairman Schmidt called the meeting to order at 6:05 P.M.

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

Absent Commissioners: Christine Boyce

Motion by Hasselhuhn and second by Vadas to approve the minutes from the September 20, 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/ACTION

Discussion was held on the site plan application submitted by West Shore Services requesting to be allowed to display and sell wind turbines and solar lighting from their location at 654 O'Malley Drive.

West Shore Services Representative, Kevin Sturtevant was present to answer questions and address any concerns from the Commission members.

James Ward stated his concerns of the poles being used for additional advertising. Mr. Sturtevant stated that there would not be any advertising materials attached to the poles or the turbine.

City Manager, Steven Patrick asked if there would be any new signage for advertising added to the building or property. Mr. Sturtevant stated that they were not anticipating any new structural signage. Mr. Sturtevant stated that they still have a permit for a sign for their building that they have not yet fulfilled.

Chairman Schmidt questioned the past history on issues with outside storage of equipment and the amount of trailers and the purpose they serve that are on the property.

Mr. Sturtevant stated that there would not be any outside storage of equipment and that the trailers are moved often as they use them for business, such as moving offices for other businesses, etc.

Motion by Ward and second by Vadas to approve the site plan for West Shore Services as submitted. Motion carried.

DISCUSSION/ACTION

Discussion was held on the Special Land Use application and site plan submitted by Frank Noel, 199 S. 48th Avenue requesting approval to operate a wrecker service and used parts dealer business.

Commissioners expressed their many concerns which included ground and environmental contamination, fluid storage for fluids removed from vehicles and the process for cleaning up fluids that leak out of vehicles onto the ground.

They also enquired as to the number of vehicles that would be stored on the premises at one time and their concerns that this operation would easily turn into a vehicle scrap yard.

Chairman Schmidt and Commissioner Douglas expressed to Mr. Noel that they did not feel this was a congruent use for the property, nor was it compatible with the Master Plan. They also had concerns of having a residential and business use both on the same property.

Several Commissioners stated they did not have an issue with just operating strictly the wrecker service business from the property and not allowing storage of vehicles there but it would leave the potential for other uses to form.

Mr. Noel expressed to the Planning Commission that he did not want to operate a scrap yard or salvage business.

Commissioners expressed to Mr. Noel that there was not enough specificity in the type of operation he was requesting a Special Land Use for.

Motion by Conran and second by Ward to postpone any action on Mr. Noel's Special Land Use request until the November 15, 2010 meeting. The Planning Commission also requested that Frank Noel create and submit a more detailed description of exactly what business activity will take place, define the limits stated and the time lines in which cars will remain on the property. Motion carried.

DISCUSSION/UPDATES

Chairman Schmidt stated that the Master Plan Committee did not meet this past month.

Planning Director, Steven Patrick informed the Commission that the D.D.A (Downtown Development Authority) would be taking care of the economic development portion of the Master Plan and also that the Master Plan Committee must continue to meet and push forward on the draft for the Master Plan. He would like the draft of the Master Plan to be presented to City Council at the end of January 2011.

Planning Director, Steven Patrick informed Planning Commission members that Commissioner Christine Boyce has expressed to him that she would like to resign from her position as a Commissioner. Mr. Patrick stated that he does have a resident of the city that has expressed their interest in serving. He will give the recommendation to Mayor Ken Bush.

DISCUSSION/UPDATES continued

Motion by Chairman Schmidt and second by Douglas to adjourn meeting at 8:10 P.M. Motion carried.

Chairman, Mike Schmidt