

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

November 15, 2010

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

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

Absent Commissioners: None

Motion by Conran and second by Vadas to approve the minutes from the October 18, 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

City Clerk, Kimberly Borgman administered the Oath of Office to new Planning Commission member, Frank Wash.

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.

The discussion and action was postponed at the October 18, 2010 meeting per recommendation of the Planning Commission members in order for Mr. Noel to create and submit a more detailed description of exactly what business activities would take place, define the limits stated and the time lines in which vehicles will remain on the property.

Note: No revised site plan was submitted prior to this meeting.

Mr. Noel stated to the Commission that he now only wants to operate a wrecker service, and that the proposed size of the holding area/yard could be reduced.

Much discussion was held on the business activities that were proposed to take place by Mr. Noel, with several Planning Commission members stating their confusion on the proposed use of the property.

Commission Chairman Schmidt stated that Mr. Noel's plan was still not congruent with the Master Plan.

Motion by Conran with support by Ward to postpone any action on Mr. Noel's request for the Special Land Use due to lack of specific uses and revisions that are needed to be completed on the site plan, requiring Mr. Noel to submit his revised plans no later than February 1, 2011 for the February Planning Commission meeting. Motion carried.

DISCUSSION/ACTION

Discussion was held on the current ordinances for accessory buildings and the formulas that are used for calculating the maximum allowable square footage that an accessory building may be.

Commissioner Wash suggested by calculating the maximum allowable square footage from the overall square footage of the lot or parcel, and also to stipulate that the "larger the building is, the further away it will need to be from the lot lines."

Commission members will be researching and reviewing possible changes over the next couple of months.

DISCUSSION/ACTION

Discussion was held on updating the Master Plan. Commission Chairman Schmidt suggested starting the meetings at 5:30 P.M. beginning in January 2011, and stated that the Planning Commission will need to meet at least two more times before the end of the year to cover the vacant land portion of the Master Plan. Suggestion was made to hold one long meeting and complete the vacant land portion.

City Clerk, Kimberly Borgman will contact all Commission members to set a date for the meeting.

ADJOURN

Motion by Chairman Schmidt and second by Douglas to adjourn meeting at 7:30 P.M. Motion carried.

Chairman, Mike Schmidt

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