

CITY OF COOPERSVILLE
REGULAR MEETING of the PLANNING COMMISSION

June 20, 2011

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

Commissioners Present: Ross Conran Mike Schmidt
 Pat Vadas Tim Haselhuhn

Absent Commissioners: Frank Wash Mark Douglas

Motion by Conran and second by Haselhuhn to approve the minutes from the May 16, 2011 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.

**Note: #4 Discussion, Item A & B were switched due to representation from Midwest Development Team arriving late.*

DISCUSSION/ACTION – Accessory Building Ordinance

Discussion was held on the proposed amended accessory building ordinance. Recommendation was made to change proposed Section 1280.11 (h) from 150 square feet to 200 square feet to coincide with current building code requirements. Motion by Conran with second by Haselhuhn to approve the amended Accessory Building Ordinance and to make recommendation to City Council to approve the proposed amendments. Motion carried unanimously.

PUBLIC HEARING for Rezoning, Midwest Development Team, 411 64th Avenue

Motion by Vadas with second by Haselhuhn to open the Public Hearing for rezoning request from I-2 Heavy Industrial to Mixed-Use PUD. Public Hearing opened at 6:20 P.M.

Bill Henke of Midwest Development Team addressed the Commission in regards to the various types of businesses that they were contemplating leasing space to. Mr. Henke stated that Michigan On-Line Auctions was interested in leasing space and the other types of businesses may possible be warehousing, assembling, tool and die, electronics, and possibly heavy press operations. When asked by Commission member Conran if Mr. Henke foreseen any types of scrap operation being allowed on the site Mr. Henke stated that he did not foresee any.

Maury Lothschutz of Michigan On Line Auctions explained to the Commission the type of nature of the Michigan On Line Auction business and the process of their operation. Clerk, Kim Borgman asked Mr. Lothschutz if the current scrap operation he is running will remain at the River Street facility or if he planned to move this operation to 411 64th Avenue. Mr. Lothschutz stated that he would no longer operate a scrap operation due to the requirements of the Secretary of State and that he was not allowed to operate a scrap business on the same site as another business. He also stated that he would be required by the State to obtain a Broker's License in order to sell vehicles through the On Line Auction business.

PUBLIC HEARING continued.

Commissioner Conran addressed the current parking status of the semis and the refrigerated units, stating that previous discussion they had with Mr. Henke in February 2011 addressed the need to park such units on the south west corner of the property to keep the noise level down for nearby residents. Mr. Henke stated that he has ordered signs to post in the parking lot to inform and remind their employees that no semi's or refrigerated units can be parked on that current lot.

Discussion was held on the large truck traffic going north from 411 64th Avenue to Cleveland. Clerk, Kim Borgman informed the Commission that 64th Avenue is a designated truck route. Planning Director, Steven Patrick stated that this traffic would more than likely increase when Continental Dairy Facilities begins operations and this would be an issue that City Council would need to address.

Being no further discussion a motion was made by Haselhuhn with second by Vadas to close the public hearing. Carried unanimously.

Public hearing closed at 7:18 P.M.

Discussion/Action

Motion by Conran with second by Vadas to approve and recommend approval by City Council for Midwest Development Teams request for re-zoning from I-2 Heavy Industrial to Mixed Use PUD/Light Industrial with the following conditions:

- **Allow all permitted uses as allowed in I-1 Light Industrial**
- **Allow all permitted uses as allowed in C-1, C-2, & C-3 (Commercial)**
- **Allow all permitted uses as allowed in I-2 by authorization of Special Use Permit**
- **No residential use will be permitted**
- **No salvage operations will be permitted**
- **No impound items will be stored on the property**
- **All items stored outside will be enclosed inside of a 10 ft. high screened fence to be regularly maintained**
- **No items stored outside are to exceed the height of the required fence**

Motion carried unanimously.

Discussion was held on the Comprehensive plan. Planning Director, Steven Patrick stated that he and Clerk, Kim Borgman would be working on forming some committees to assist in the plan.

ADJOURN

Motion by Conran with second by Schmidt to adjourn the meeting. Carried unanimously. Meeting adjourned at 7:55 P.M.

Chairman, Mike Schmidt

