

CITY OF COOPERSVILLE
REGULAR MEETING of the PLANNING COMMISSION
March 19, 2012

Tim Haselhuhn called the meeting to order at 6:05 P.M.

Commissioners Present: Tim Haselhuhn Aaron Konn
 Brian Bacon Duane Young
 Justin Longstreth

Absent Commissioners: Ross Conran
 Mike Schmidt

Motion by Wash and second by Longstreth to approve the minutes from the February 20, 2012 regular Planning Commission meeting. Motion carried.

CITIZENS INPUT & SUGGESTIONS

Larry Crandle, owner of Palladium Gun Shop and City Council member addressed the Planning Commission stating that the City Council wanted to meet with the Planning Commission to discuss the “philosophy of governance” before the Planning Commission addressed the sign ordinance issues but that it didn’t appear that was going to happen. Mr. Crandle also stated that a recent study performed by the Federal Bureau of Independent Businesses found that regulation by government was “more of a problem than high taxes.” Mr. Crandle expressed that businesses “will not do what does not work,” and we have people that are not invested in the businesses regulating them. Mr. Crandle expressed his opinion on signs stating that “signs deal with the way businesses communicate with their customers, and that it is not his business to control anyone’s liberty.”

DISCUSSION/ACTION

Paul Wagenmaker presented the latest version of his site plan to develop his property at the end of River Street. The previous site plan showed his property divided into ten (10) parcels. This latest site plan has four (4) parcels. Mr. Wagenmaker has been performing a number of tasks to prepare for the city to take ownership of his private drive and to sub-divide his property into lots. The city staff is working on what will be acceptable on the road and its condition and the condition and design of the storm water system currently in place.

Planning Director, Steven Patrick stated the possibility of making the road a public street if economic development allows it and the possibility to abandon Skeels Street.

Commissioner Wash stated that according to the engineer’s reports, the road is not currently up to code and he would not recommend making it a public street. Commissioner Wash stated the metes and bounds needed to be clarified, and the best idea would be to make it a private street. Commissioner Wash expressed his concerns stating there are too many unknowns and that Mr. Wagenmaker could ask for a PUD amendment later.

DISCUSSION/ACTION continued

Planning Director Steven Patrick stated that storm water and water valve issues exist on the property and that the property has some unique characteristics.

Commissioner Longstreth stated that if the Commission had a copy of the permits and drawings from when the cross connections, valves, water, and sewer were installed it would be very helpful.

Commissioner Wash recommended that Mr. Wagenmaker split the lots by metes and bounds or platted subdivision, check with the Assessor on all current parcel numbers, have the engineer confirm the connections for storm water, sanitary sewer, and public water and, check the city ordinances on PUD's.

Planning Director Steven Patrick advised Mr. Wagenmaker to continue with the metes and bounds and the road issue can be addressed later. Mr. Patrick stated that a schedule would be set to evaluate progress.

No further discussion or action was taken.

DISCUSSION-SIGN ORDINANCE

Commissioner Wash stated that it was obvious that the sign issue was a "politically driven issue" and he felt the Planning Commission needs to hear opinions from the elected officials, as well as everyone, so it is not one sided as to what the issues are with the current ordinance, and what they would like to see in a new sign ordinance. Commissioner Wash recommended that the Sub-Committee for the sign ordinance prepare a questionnaire to be sent to all the businesses and then compile all the comments to get an idea what they would expect out of a sign ordinance. Commissioner Wash felt that the questionnaire would also assist them in crafting some different sign ordinances for the downtown that would be unique in nature.

Commissioner Young inquired as to why we would not include residents in the questionnaire. Commissioner Wash stated that we needed to start with businesses first otherwise the cost to send the questionnaire could be very expensive.

The Sub-Committee for the sign ordinance will meet on Monday, March 26, 2012 at 6:00 P.M.

ADJOURN

Motion by Haselhuhn to adjourn. Motion carried.

Meeting adjourned at 6:50 P.M.

Chairman, Mike Schmidt