



CITY OF COOPERSVILLE
REGULAR MEETING OF THE PLANNING COMMISSION
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

June 18, 2012

Chairman Mike Schmidt called the meeting to order at 6:02 P.M.

Commissioners present:

Brian Bacon
Ross Conran*
Tim Haselhuhn

Aaron Konn
Justin Longstreth
Mike Schmidt

Frank Wash
Duane Young
Chairman Schmidt

Commissioners absent: None

*arrived 6:15 P.M.

Motion by Wash and second by Haselhuhn to approve the minutes of the regular Planning Commission meeting of March 19, 2012. Motion carried.

Chairman Schmidt opened the floor for citizen comments. There were none.

DISCUSSION/ACTION—Flea Market Request

Larry Crandle, 158 Eastmanville Street, presented his request by describing his intention to draw people to the downtown in general and to his adjacent ice cream shop in particular. He cited his plan allowed 40 stalls maximum, and that he wanted to offer very limited restricted market hours and only in the warmer months of the year.

Planning Director Steven Patrick said that 158 Eastmanville is zoned C-1 and that there is no mention of “flea market” in the codified ordinances. After clarifying discussion, it was determined that the primary question to be addressed at this point is whether to amend Chapter 12 Planning and Zoning Code, C-1 Business District, §1270.02 Permitted uses to define flea markets and include them, or if it would be better to amend the code language in the special land use permitted uses (§1286.02) and permit flea markets as a special land use in the C-1 district enabling more specific oversight for notification, parking, restriction of hours of operation, etc. Mr. Crandle acknowledged the time constraints involved, and indicated that he would “start it and grow it” beginning next year if approved.

Motion by Wash and second by Konn to have city staff give us amendments to the existing land use section (§1286.02) to add elements that would permit flea market activity in the C-1 district as a special land use. (It was understood that this would include amending §1210.06 Definitions by adding “flea market”) Motion carried.

DISCUSSION/ACTION—Wayfaring Signs

Planning Director Patrick opened discussion regarding wayfaring signs by reporting that the Downtown Development Authority has a committee that is currently working with the Downtown Main Street Merchants, and that they sought input from the Planning Commission regarding signage. Chairman Schmidt commented that his opinion was that the placement of any new signs would be something for the Commission to review, but that the design issues were generally the concern of city staff. Mr. Patrick explained that the downtown committee recommends replacing signs first (Phase I) and then for Phase II adding signs. Several Board members concurred that until new signs were proposed that this is not a Planning Commission issue and that their priority was to continue their work on the Master Plan.

DISCUSSION/ACTION—Fireworks Ordinance

With the recent bill passed by the State Legislature (Michigan Fireworks Safety Act—Act 256 of 2011) the board discussed the need for additional ordinance to address a few areas that were not included in Act 256, e.g., the use of modified fireworks, or the discharging of fireworks by persons under the influence alcohol or drugs. Commissioner Conran said he would like to see the City Council take action so the community could have enforceable restrictions regarding these gaps.

Motion by Bacon with second by Wash to present to City Council for their review and consideration a consumer fireworks ordinance like Howard City’s Ordinance No. 2012–3 regarding the use of fireworks under the state statute adding Commissioner Wash’s addition addressing enhanced or altered fireworks. Motion carried.

PLANNING DIRECTOR’S COMMENTS

Director Patrick reported that:

- CS Facilities/Continental Dairy is asking for an IFT for a 40,000 sq. ft. \$50M project for Select Milk Producers, Inc. The new building will be on the west side, and will bring 133 jobs to Coopersville. If approved by City Council, he said to expect them to have a site plan for Planning Commission review by July.
- City Council authorized monies to study a second Grand River (water pipeline) crossing. The city is exploring possible financing options.
- a W. Randall rehab project may be possible if it can be tied in with the CSF project.

ADJOURN

Motion by Schmidt to adjourn. Motion carried.

Meeting adjourned at 7:13 P.M.

Mike Schmidt, Chairman