



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

July 16, 2012

Chairman Mike Schmidt called the meeting to order at 6:00 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

Motion by Wash and seconded by Conran to approve the minutes of the regular Planning Commission meeting of June 18, 2012. Motion carried.

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

DISCUSSION/ACTION—Select Milk Producers, Inc. Site Plan

Steve Cooper, COO of C S Facilities was present and spoke on behalf of Select Milk Producers, Incorporated. Mr. Cooper stated that Select Milk Producers Incorporated is a sister cooperation to CS Facilities that will be manufacturing a core energy drink that would also be bottled on site in plastic bottles that are bottled on site and then distributed.

Mr. Cooper stated that Select Milk Producers has signed an agreement with a national distribution company to distribute their product.

Commissioner Bacon asked what the time frame would be for obtaining all the required permits for construction, Mr. Cooper stated that they would be pulling all permits within thirty (30) days of the site plan approval.

Mr. Cooper informed the Planning Commission members that truck traffic would increase by approximately forty (40) trucks per day.

Commissioner Conran inquired about the current landscaping asking further if there were any intentions on changing or adding anything. Mr. Cooper stated that they felt they have done a good job of maintaining what was already there and they have no intentions of changing or adding anything. Mr. Cooper also stated that they have to be careful of what types of landscaping and products they use around the grounds due to

DISCUSSION/ACTION—Select Milk Producers, Inc. Site Plan continued

The fact that this is a food manufacturing plant and they cannot have anything close to the buildings that would attract any rodents.

Commissioner Conran inquired as to what the purpose of all the trucks parking out in front of the plant was for. Mr. Cooper stated that he has been addressing this issue and that the trucks do not belong to CS Facilities and they are not any part of their operation. Mr. Cooper stated that the trucks belong to a local hauler.

When Mr. Cooper was asked where the water run-off on the grounds goes to, he stated that all run-off is distributed to their ponds on site.

When the Planning Commission inquired with Mr. Cooper if there will be any additional noise generated with the new facility, Mr. Cooper stated that no additional noise would be generated.

Planning Director/City Manager, Steven Patrick explained that there have been some indirect complaints about the noise being generated by CS Facilities and the Sheriff's Department has been performing some decibel reading since the later part of May. They have been recording the readings and trying to determine where in the City, the noise is being heard and at what times.

Mr. Cooper informed the Commission that CS Facilities has recently purchased a decibel reader and they will be monitoring the readings to confirm that they are within the decibel limits that were discussed during their site plan review in 2009.

Discussion was held on an odor issue that was coming from CS Facilities. Mr. Cooper explained that they are currently using products for odor masking and enzyme constituents and they have been working diligently with Steve Luke, WWTP Superintendent and the City to resolve the odor issues.

A resident complained of an odor in Deer Creek. City Manager, Steven Patrick stated that there are some sewer lines that run through there and some of the manholes need to be sealed.

Planning Director/City Manager, Steven Patrick stated that the City is and has been constantly working on solutions to all the issues that are being addressed tonight.

The possibility of a discharge line designated in the future for just CS Facilities was discussed.

Chairman Schmidt stated that it appears that CS Facilities is doing everything they can to rectify the issues.

The dryer is designed to operate 24/7 and is currently only running at fifty (50) percent.

Resident, Dan Bylsma, Spring Street stated that the odor is bad and wished that the City was more proactive on the issue. He paid for his own plumbing inspection when the odor was so bad. He felt there were concerns that need to be addressed with CS Facilities before going forward with the new project.

Steve Luke, WWTP Supervisor informed all whom were present that CS Facilities loadings were not as high as they were in the beginning due to the fact that CS Facilities was becoming more comfortable and familiar with their plants operation.

DISCUSSION/ACTION—Select Milk Producers, Inc. Site Plan continued

Steve Cooper stated that CS Facilities was currently researching the possibility of adding a wastewater pre-treatment system on site.

Commissioner Wash stated that he felt the City Staff was doing what they should be doing to resolve the issues at hand.

Resident, Fisher Stoke, Center Street stated that he drove down 64th Avenue at 8:30 A.M. on July 16, 2012 and that he could smell sour milk, and that he felt the City was being reactive and not proactive. Mr. Fisher felt the City should send a third party person to go to the current facility that is producing the core energy drink to review the operation before an approval is issued. Mr. Stokes stated that he could hear the noise from CS Facilities at 4:30 A.M. at his home on Center Street. He felt that CS Facilities should contact an Engineer to put a shroud or something around the dryer stack to help eliminate the noise. He felt residents in the City don't deserve the noise and that it was time to demand more action.

WWTP Supervisor, Steve Luke stated that there is no discharge from CS Facilities going through the lines to 64th Avenue so therefore he doesn't know where the smell is coming from, adding further that that line was flushed out. He stated that there is residential waste only going down that line right now.

Commissioner Wash asked Mr. Cooper if the noise could be pushed up instead of out. Mr. Cooper stated that he could not answer that question as his expertise was not in engineering.

Commissioner Wash stated that he could not find anywhere in the noise ordinance what the maximum decibel rating for noise was set at.

Planning Director/City Manager, Steven Patrick stated that he felt the City has taken a proactive approach to the issues and that the newly proposed facility would not have any new noise or odors.

Resident, Fisher Stokes, Center Street stated that he felt there were so many oversights on the dairy plant.

Commissioner Wash stated that after reviewing the special land use permit ordinance that he felt the Planning Commission should not approve the site plan from Select Milk Producers under the current circumstances.

Chairman Schmidt stated that there has been interesting input on the issue at hand and he felt that Steve Cooper, COO of CS Facilities has made very strong commitments in resolving the current issues and he would leave the decision to decide if postponing the project was the right thing to do or not, up to the Planning Commission.

Resident & Mayor, Ken Bush, Homer Lane, stated that he has a sewer line right in his back yard and that he has not smelled any odor in a long time.

Motion made by Commissioner Wash, with second by Commissioner Longstreth to postpone any action on the site plan for Select milk Producers, to allow some time for CS Facilities to further their noise studies and to contact their engineers and/or the manufacturer of their dryer system in order to find a possible solution to mitigating some of the noise issues. Motion carried with Commissioner Conran opposing.

Motion by Commissioner Conran with second by Commissioner Haselhuhn to hold a special meeting in fifteen (15) days to review the findings or progress on the noise issues by CS Facilities and to review, discuss, and/or approve the site plan for Select Milk Producers. Motion carried.

Steve Cooper, COO of CS Facilities informed the Planning Commission that he would take the information back to his peers, as they were still looking at several other locations for their new facility.

Sign Ordinance Rewrite

Planning Director, Steven Patrick requested for the Planning Commission to revisit the sign ordinance. Mr. Patrick reminded the Commission members that a request was made to the Planning Commission in December 2011 by the City Council to review and or amend the current sign ordinance. Mr. Patrick also informed the Commission members that if they were not going to amend the ordinance as needed, and then he and the City Clerk, Kimberly Borgman, would complete the task as requested by Council because he and Kimberly work for the City Council, not the Planning Commission.

Chairman Schmidt asked for volunteers from the Planning Commission to form a sub committee to review the sign ordinance. Commissioners Wash and Conran volunteered, as well as Chairman Schmidt. The committee will meet prior to the next meeting at 5:30 P.M.

Master Plan Update

Planning Director, Steven Patrick informed the Planning Commission that he has not received any further quotes to date from any other firms or organizations to assist with the Master Plan. Mr. Patrick suggested to the sub-committee for the Master Plan to pick one section at a time to work on.

Planning Director Comments

Planning Director/City Manager, Steven Patrick reminded the Planning Commission members of the WWTP Tour that is scheduled on July 24, 2012 at 5:30 P.M.

Adjourn

Being no further discussion, Chairman Schmidt adjourned the meeting.

Meeting adjourned at 7:39 P.M.

Mike Schmidt, Chairman

