



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

August 20, 2012

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

Commissioners present:

Ross Conran

Justin Longstreth

Tim Haselhuhn

Duane Young*

*arrived at 6:10 P.M.

Aaron Konn

Chairman Schmidt

Commissioners absent:

Brian Bacon

Motion by Conran and seconded by Konn to approve the minutes of the special Planning Commission meeting of July 30, 2012.

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

Discussion/action on Snap Fitness site plan

Motion by Conran with second by Longstreth to accept as permitted use the operation of Snap Fitness at 1136 W. Randall Street on PP#70-05-27-200-060 with no special land use requirement as the business is C-1 compatible. Motion carried.

Discussion/action on Dan & Donna Mikula Special Land Use Permit request

Motion by Conran with second by Konn to approve the special land use request for Dan and Donna Mikula to allow their property, PP#70-05-24-371-002 at 65 E. Randall Street to be used as a church for "Life on the Rock Ministries" with these conditions:

1. parking is to be on the property only—no street parking on E. Randall or on Bennett Street;
2. no outside storage is permitted; and
3. building inspection is required by the city inspector to insure that everything is up to date and meets code.

Motion carried.

Discussion/action on My Personal Credit Union's Special Land Use Permit request

Motion by Conran with second by Longstreth to approve My Personal Credit Union's special land use request for its property, PP#70-05-22-400-025 at 1147 W. Randall Street, to allow a bank with a drive-through feature. Motion carried.

Discussion/action on My Personal Credit Union's site plan review

Kyle Edwards with LaMacchia Group and Steve Witte, engineer with Nederveld Inc., presented plans to build a 2,916 sq. ft. financial facility for My Personal Credit Union's building at its property, PP#70-05-22-400-025, 1147 W. Randall Street. Commissioners discussed shared access, ingress/egress, trees, traffic concerns, trash/dumpsters, lighting, elevations, stormwater detention, capacity and long term maintenance. Mr. Witte indicated that stormwater calculations used 100-year storm event numbers, and that the restricted low-flow release design was per Ottawa County Drain Commissioner's office. Messrs. Edwards and Witte showed the commissioners samples of the building materials and color scheme.

Motion by Conran with second by Konn to approve the site plan for My Personal Credit Union at its property, PP#70-05-22-400-025 at 1147 W. Randall Street, with the following stipulations:

1. Landscaping to be done "as intended," with installation of trees (parking lot and along W. Randall Street) to be approved by city staff;**
2. Entrance and exits to be clearly marked with signs
3. Final review to include stormwater calculations and drainage plan approval with applicant agreeing to any conditions set forth by the city engineer.

Motion carried.

***Reference was made to the 2007 site plan review memo which had been previously approved, but had expired. The greenbelt requirement for canopy trees is to be coordinated with city to assist with exact location per upcoming road improvements and visibility needs for drivers on Randall St. City Manager is to check on status of existing monitoring well to determine whether it can be abandoned or relocated.*

Planning Director Patrick provided Commissioners with an excellent example of a sign ordinance purpose from Marion County Indiana, noting that it was desirably broader in scope than our current ordinance language. Chairman Schmidt commented that he and Commissioners Conran and Young will start meeting to update the city's sign ordinance language.

Planning Director Patrick gave copies of the West Michigan Transit Linkage Study to Commissioners and explained Coopersville's participation in it. He then invited any interested to attend an open house being presented at Grand Valley State University.

ADJOURN

There being no further discussion, Chairman Schmidt adjourned the meeting.

Meeting adjourned at 7:07 P.M

Mike Schmidt, Chairman