



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

SEPTEMBER 17, 2012

Chairman Pro Tempore Conran called the meeting to order at 6:01 P.M.

Commissioners present:

Brian Bacon
Aaron Konn

Ross Conran
Justin Longstreth

Tim Haselhuhn
Duane Young

Commissioners absent: Chairman Mike Schmidt

Motion by Haselhuhn with second by Konn to approve the minutes of the regular Planning Commission meeting of August 20, 2012 as presented. Motion carried.

Chairman Pro Tempore Conran opened the floor for citizen comments. There were none.

Discussion/action on Site Plan & Landscape Review for Coopersville & Marne Railway

Coopersville & Marne Railway General Manager Jerry Ricard was present with C&MRR's Treasurer Arlen Dykema and President Jeff Du Pilka to address questions posed by the commissioners regarding the review of the 306 Main Street plans.

Mr. Ricard began by explaining that the primary station that is planned will consist of the first floor having a ticket selling area, two offices, a gathering place for train passengers, and a small gift shop area. The second floor will have a board room and kitchenette. The plan also includes skylights.

Mr. Conran asked about passenger routing from this building to the current train boarding area and whether they plan on changing from the current loading from the south side of the tracks to the north? Mr. Ricard responded that no, it would not change and that passengers would be directed to walk to the boarding area via the sidewalks that are already present.

Mr. Conran inquired about the aesthetics with having to match brick that has been sand or soda blasted and whether the end result would lose congruence. Mr. Du Pilka indicated that they hoped to salvage some brick that would be removed from around the window areas, and said that the architect "hasn't gotten to that stage yet," and that they "won't start on that until the architect can get samples." Mr. Ricard said that this had not been discussed yet, but that they hoped to obtain "good flow," with the enclosed front door's new brickwork. Mr. Conran asked about trim colors to be used. The reply was, "we haven't addressed that yet."

Mr. Longstreth asked about parking spaces needed for when large excursions are scheduled. Mr. Ricard indicated that traffic is directed with signs down Eastmanville to use the available lots downtown, and that there were 24 to 30 spots in the Eastmanville lot, and the balance was street parking. Planning Director Patrick noted that the city owned lot at 302 Main St. (future pocket park) is not a city parking lot.

Mr. Conran asked about any proposed signage. Mr. Du Pilka said that he envisioned an attached "Coopersville & Marne Railway" sign to eventually be placed on the blank brick space on the west side of the building.

Mr. Conran then asked about the external lighting that is shown on the plans. Mr. Du Pilka said that there are no light posts or lighting planned that was unattached to the building. Mr. Conran asked if the fixtures will be per the drawing. Mr. Dykema indicated that there were 4 fixtures on the west side, 2 on the north and none on the south. Mr. Du Pilka added that the stairwell exit lighting shown is per the code regulations, and said that they are a “daylight operation.” Mr. Haselhuhn asked about whether a dinner train would run in the evening? Mr. Du Pilka said that they are not planning on lighting anything up outside the building at this point.

Mr. Conran asked for clarification regarding the removal of the asphalt on the west side and whether that area would be landscaped. Mr. Du Pilka said they would “stick something in there, eventually to integrate with the pocket park.” Mr. Conran asked would be 3 years, 5 years, or 6 months? Mr. Dykema indicated that they would concentrate on the exterior first. Mr. Du Pilka said approximately 12 months from the time a building permit was obtained would be reasonable, but they needed to find a builder first.

Mr. Conran asked whether they would be replacing the curb cut on Main Street. Mr. Dykema said it would be easy to do that if the city so desires. Mr. Patrick said that the DDA will work with them on that. There was discussion on the 5% slope about where it would end. Mr. Patrick mentioned that using smooth concrete with any slope in a town that doesn’t have a skateboard park may encourage unwanted skateboarding activity. Mr. Dykema responded that the area needs to be handicap-accessible.

The question was posed regarding camouflaging the AC unit. Mr. Dykema indicated that the HVAC and AC units would be on the roof and that the current roof would be torn off and replaced with all new materials.

Mr. Conran said that, generally speaking, he liked what he sees with the conceptual plan noting that it was not a site plan. Commissioners concurred, commenting that there was nothing in the plan that was found objectionable. Mr. Patrick indicated that a landscaping plan would need to be presented when they were ready.

Commissioner Bacon moved to approve the site plan for Coopersville & Marne Railway’s 306 Main Street property as presented with the stipulation that the city reserves landscaping approval when the pocket park is developed. Motion carried.

Update on Sign Ordinance action

Planning Director Patrick reported that he met with sign ordinance committee members Spoelman, Slater, Conran, and Borgman. All agreed that the language from the Marion County Indiana sign ordinance purpose was how we want ours to read to provide better structure. Mr. Patrick said that he will put a version in our format showing the proposed changes, meet in this next month, and have it at the next scheduled Planning Commission meeting as a draft for review to take to council before year’s end.

Director Patrick handed out a copy of *Grand Rapids Press* 9/11/12 article, “Ethics & Religion: Are you morally obligated to put shopping carts in their place?” for Commissioners contemplation.

ADJOURN

There being no further discussion, Chairman Pro Tempore Conran adjourned the meeting.
Meeting adjourned at 6:43 P.M

Ross Conran, Chairman Pro Tempore