

Following are the areas and issues of concerns from Mr. Voogt's review of the proposed plat:

Roads

1) 48th Avenue

A second Gateway to the City from I-96 is a great idea, however the proposed minimal plans for 48th Avenue are not, as the narrow roadway, poor vertical alignment is currently inadequate, and the backup of traffic at Ironwood. The proposed little tapers for a short, left turn lane will further plug up the Gateway. A major street reconstruction project initiated by the City is what is needed. An MDOT grant application to support industrial development and job creation, should be led by the City on behalf of the City residents, the downtown, Wright Township properties, the Ottawa County Road Commission, and the Developer. Review the possibility the money Mr. Hanenburg is proposing for the inadequate left turn land could be used toward the local share.

2) East Gateway Drive and Park Valley Drive

The present City standards for industrial and commercial roads appears to be undersized. The roadway pavement should be at least 36' of pavement, excluding curbs, to provide for trucks to make left turns. Also, the right of way width should be 76' wide to provide a wider parkway and flatter drive entries for semi-trucks.

Watermain System

- 1) The watermain will connect to the existing watermain at 48th and Randall, then proceed south past Tim Stroven's home, across Ironwood to the proposed new development. Mr. Stroven is requesting a letter from the City outlining their expectations for his connection and/or payment for this watermain.
- 2) This watermain will be a very long dead end watermain. The Planning Commission should require an analysis to determine if the fire flow and pressure will be adequate for an industrial area.

Sanitary Sewer

- 1) The sanitary sewer stops short of 48th Avenue and will be buried under the internal road. This will preclude access to this public utility by the adjacent property owners and stifle further development of the Gateway. The City should engage neighbors from both the City and Wright Township for interest in future extensions.
- 2) The plan proposes to pump sewage downhill. This is not good public utility policy. The City will be responsible for maintaining an expensive pumping station and force-main under I-96. A better plan would be to utilize the existing gravity sewer to the west near the boundary of Mr. Walt's land and the Mobile Home Park. Attempt for easement access should be pursued by the City.

Drainage

- 1) Is it the intention that the individual lots will be served by the regional storm water retention areas shown? Will these areas be assigned to the Drain Commissioner with assessing powers to help maintain these areas?

Todd Stuve of Exxcel Engineering presented the proposed Preliminary Plat explaining further that the current property is approximately sixty (60) acres of land in the southeast corner of Coopersville, currently made up of three (3) parcels and they are proposing to plat the property in to twelve (12) parcels for development of a Mixed Use Planned Development for light industrial and commercial uses.

Mr. Stuve stated that the internal roadway is proposed at thirty-two (32) feet in width, which is the current standards/requirements. Road improvements will be made from the highway on and off ramps at I-96 and 48th Avenue to the new development's property entrance.

Public Hearing – Preliminary Plat for East Gateway Development continued

Mr. Stuive stated that the water-main will be brought in from approximately a half-mile and it will be a twelve (12) inch main. They have tried negotiating with Mr. Walt on obtaining an easement through his property, in-order to run a sewer line across his property but Mr. Walt does not want to part with any of his land.

Mr. Stuive stated that they plan to install a temporary lift station, with hopes to obtain some of Mr. Walt's land in the future, and the cost of the lift station is the responsibility of the Developer. Mr. Stuive stated that the sanitary sewer will be permanent and very deep.

Mr. Stuive stated that the ponds on the proposed plat were for storm-water management and the Developer is hoping that the Ottawa County Drain Commissioner will form a Drain District and maintain the ponds should the City allow it.

Steve Hecksel, Resident, 409 Ironwood addressed the Planning Commission. Mr. Hecksel stated that although he knows that change is inevitable, traffic is already a zoo, and when Mid-Michigan Homes was in business on 48th Avenue where the current boat place is it was always hectic and a zoo with all the big trucks going in and out of there. Mr. Hecksel has concerns about his family's safety, property values, and the aesthetics of the area should a truck stop be allowed in the proposed development. Mr. Hecksel does not want a truck stop in his backyard.

Julia Vereecken, Resident, 364 Ironwood informed the Planning Commission that she was the one that placed the post on face-book concerning the meeting tonight, with no harm intended, as she wanted to make others aware of the Public Hearing. Ms. Vereecken stated that she reviewed the goals for the City of Coopersville, and she does not see where this plat with a truck stop fits in. Ms. Vereecken stated her concerns with water runoff affecting her property, the increase and congestion with traffic, and the possible negative affect on attracting new Resident's to Coopersville.

Justin Vereecken, resident, 364 Ironwood stated that he owns fifteen (15) acres of property adjacent to the proposed plat and vehicles are already racing up and down Ironwood every day. This development is not going to increase his property value. He asked what revenue it was going to bring to the City. Mr. Vereecken stated further that Coopersville is already a truck stop by McDonalds and Arby's and that he doesn't see what kind of jobs it is going to bring. Mr. Vereecken stated that Mr. Hanenburg has offered him money for an easement to bring the sewer line through his property but it's not about the money, but more about the fact that he does not want the riffraff that a truck stop brings with them.

Teresa Maycroft, resident, 338 Ironwood stated that she is concerned about the traffic, noise, and other stuff this will bring with it as well and the disturbance on the wildlife.

John Hubert, Business Owner of Off the Tracks, 303 Main Street stated that he is not sold on the idea that this development will bring business to the downtown. Mr. Hubert stated that there is ten thousand (10,000) vehicles that go through that section of 48th Avenue and Ironwood daily, and seven thousand (7000) per day in the summertime when school is not in session, and now we are going to add semi-trucks to the already busy cluster of busses and tractors? Mr. Hubert stated that we should take care of our Resident's, so they can get in and out of the City to get to their pristine areas and that we should look at the whole picture. Mr. Hubert stated that with the increase in traffic this could create we would be "pushing from a gallon jug in to a mason jar."

Public Hearing – Preliminary Plat for East Gateway Development continued

Bonnie Peck, Wright Township Resident, 15774, 48th Avenue stated that she has lived there for forty (40) plus years and she is very concerned about the traffic. Ms. Peck said that Ironwood is not a designated truck route and there should not be any traveling on it. Ms. Peck stated that she already hears the “jake breaking” constantly from the semis. Ms. Peck asked if there was going to be a new traffic signal installed near this development because sometimes she waits, up to ten (10) minutes just to get out of her driveway. Ms. Peck asked if the overpass at 48th and I-96 was going to hold up to the increase in traffic, and has MDOT talked about any improvements being made to the overpass?

Todd Stuve from Exxcel Engineering stated that no studies have been performed on the overpass at 48th Avenue and I-96 and that MDOT has not talked about any improvements to the overpass.

Mr. Stuve also informed everyone in attendance that while there is an oil company showing great interest in this development, this will not be a complete truck stop. There is a possibility of a convenience store with fueling islands for semi-trucks being built on Lot #12 with one half of the five (5) acre lot being a convenience store with fueling islands and the other one half of the lot possibly being used for commercial or retail purposes. Mr. Stuve stated that while many uses may be proposed, any use will have to come before the Planning Commission for approval.

Julie Vereecken, Resident, 364 Ironwood, stated that the December 11, 2017 Advance Newspaper had an article in it that said there was going to be a possible truck stop in the proposed development.

Tim Stroven, 79 S. 48th Street asked the developer if the road improvements of the road from I-96 to 48th Avenue was the only section of they were intending to widen?

Todd Stuve of Exxcel Engineering stated yes.

Tim Stroven, Resident, 79 S. 48th Avenue asked why the sanitary sewer is stopping at the development?

Todd Stuve of Exxcel Engineering stated that they do not need to run the sanitary sewer any further in order to service the development.

Gary Voogt, Registered Professional Engineer stated that he disagrees with a statement made by Planning Commission Chairman Conran whom stated that the Planning Commission does not have any power. Mr. Voogt recommended that the City forces the developer to take ownership of the road improvements that are needed, and, stated further that there are Grants that are available for this type of project.

Mr. Voogt stated that he agrees with the people in attendance that it is “small” thinking to not consider reaching City sewer service out beyond the City Limits to users. This will increase revenue and lessen the cost for users within the City Limits.

Mr. Voogt finished by adding that the overall review of the Proposed Plat would be good use of the land by a good developer whom has been very good for the City, School, and the DDA (Downtown Development Authority). Mr. Voogt stated that Exxcel Engineering is doing a good job for Mr. Hanenburg and that the Planning Commission, now has the opportunity, to make sure this plan is good for the City Resident’s and adjacent property owners.

Public Hearing – Preliminary Plat for East Gateway Development continued

Chairman Conran asked Mr. Voogt if 48th Avenue was controlled by MDOT? Mr. Voogt stated that “yes” it is under the control of MDOT.

John Hubert, Business Owner of “Off the Tracks,” 303 Main Street asked if the Preliminary Plat is approved tonight then does this mean you are giving them approval without addressing the road issues? Jonathan Seyferth, Assistant City Manager/Planning Director explained to Mr. Hubert that this hearing is just for the Preliminary Plat, and explained further, the process the Planning Commission and the Developer still, have yet to do.

Bonnie Peck, 15774 48th Avenue asked if notices will be sent out before this goes to the City Council in March? Jonathan Seyferth, Assistant City Manager/Planning Director informed Ms. Peck that “no” there will not be notices sent out because this meeting is the public hearing and when it goes to the City Council a public hearing is not required.

Tim Stroven, Resident, 79 S. 48th Street inquired as to why the proposed ‘Lift Station’ was only going to be temporary and not permanent? Todd Stuve from Exxcel Engineering stated that the Sanitary Lift Station will be temporary until the Walt Property is available for them to purchase and that all the infrastructure will be paid for by the Developer.

Being no further discussion, a motion to close the public hearing, was made by Commissioner Mooney with second by Commissioner Petersen. Motion carried unanimously. Public hearing was closed at 7:05 P.M.

Discussion/Action on Preliminary Plat for the East Gateway

Commissioner Mooney inquired as to when the last “Traffic Study” was performed. Commissioner Weise stated that she doesn’t know if one has ever been done.

Commissioner Conran inquired on the width of the road right of way on 48th Avenue. Todd Stuve of Exxcel Engineering, informed Commissioner Conran that the current right of way on 48th Avenue is thirty-three (33) feet and they will be expanding it to sixty-six (66) feet.

Discussion was held on the possibility of adding a third lane on 48th Avenue without having to acquire property from private property owners, from the highway to Ironwood.

Commissioner Conran asked if there was any way an emergency ingress and egress could be put in to place Todd Stuve of Exxcel Engineering stated that the only possible way this could be done would be to put one on the north side of the proposed plat, but they do not control the property to the north.

Jonathan Seyferth, Assistant City Manager/Planning Director stated that he would explore the option or possibility, of having the Ottawa County Drain Commission take over the Storm-water Retention Ponds within the Development.

Motion to move the Preliminary Plat for the East Gateway, to the City Council, was made by Commissioner Petersen, with second by Commissioner Weise with the following conditions:

- *Traffic Study Must Be Performed*
- *Emergency Egress Must Be Implemented in the Plat*
- *Storm-water Retention Ponds- Who (City, County, or Developer) will be responsible for the maintenance of these ponds must be addressed and/or the possibility of a final determination must be made.*
- *Road Construction and Improvements must be addressed*

Discussion/Action on Preliminary Plat for the East Gateway continued

Motion to move the Preliminary Plat to the City Council carried unanimously.

Todd Stuve of Exxcel Engineering stated that Exxcel Engineering does have a Soil Erosion and Sedimentation Plan completed that was required to be submitted before approval, and he will submit the plan to the City.

Planning Commission Information

Article on new gas station at Interstate 70 intersection.

Planning Director Comments

Jonathan Seyferth thanked everyone for attending tonight.

Adjourn

Meeting was adjourned at 7:31 P.M. by Chairman Conran.

Chairman, Ross Conran

Kimberly Borgman, City Clerk