



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

***March 19, 2018***

Chairman, Ross Conran called the meeting to order@ 6:00 P.M.

**Commissioners present:** Tim Degeus                      Tara Weise  
   Michael Heinz                      Duane Young  
   Kristen Mooney                      Ross Conran, Chairman  
   Sarah Petersen

**Commissioners absent:** None

**Minutes**

Motion by Commissioner Petersen with second by Commissioner Heinz to approve the minutes of the regular Planning Commission meeting of February 19, 2018. Motion carried unanimously.

**Citizens Input & Suggestions**

Jim Key, Polkton Township Resident and Planning Commission Member of Polkton Township was in attendance and requested that the City of Coopersville's Planning Commission and the Polkton Township Planning Commission and/or Park's Committee could have a meeting in the near future to discuss each municipalities plans regarding the North Bank Bike Trail and the future development thereof to assure that each municipality is on the same page.

Jonathan Seyferth, Planning Director stated that the North Bank Trail is included in the City's Master Plan.

**Unfinished Business**

Motion by Commissioner Weise with second by Commissioner Mooney to approve Chairman Ross Conran's recommendations to appoint Commissioner Heinz as Vice Chairman to the Planning Commission and to also appoint Duane Young as the Planning Commission Representative to the Zoning Board of Appeals. Motion carried unanimously.

**Action-Bekins Site Plan Review**

Scott Bekins, Owner, Jim Simons from Tailored Building Systems and Kyle Visker, Engineer from Land and Resources Engineering and Surveyors were present to discuss the proposed site plan which consisted of the new construction of a 29,850 square foot warehouse and service building.

**Action-Bekins Site Plan Review continued**

Jonathan Seyferth, Planning Director stated that the existing parking lot does not have any under-ground drainage in place as none was required in the original plan and construction of the original building and parking lot. OMM Engineering's review of the newly proposed site plan made recommendation to make Bekins aware that there was not any underground drainage in place.

Kyle Visker of Land and Resource Engineering stated that they do not see any reason to add additional drainage at this time.

Scott Bekins, Owner of Bekins stated that they have contacted Acentek regarding the underground utilities that are in place where the new landscaping was proposed to be. Acentek has recommended planting a different type of trees than what was proposed on the site plan.

Jonathan Seyferth, Planning Director, informed Mr. Bekins that they can legally park on O'Malley if they ever need overflow parking due to hosting large meetings, etc.

Mr. Seyferth also informed Bekins that a soil and erosion permit is required and any work in the right of ways will also need permits to be obtained.

Motion by Commissioner Degeus with second by Commissioner Heinz to approve the site plan for Bekins as proposed. Motion carried unanimously.

**Discussion-Solar Panel Zoning**

Discussion was held on zoning for Solar Panels, as the City does not have an ordinance in place that covers solar panels at this time.

Planning Director, Jonathan Seyferth stated that he was contacted by Calvert Energy, LLC requesting that the City present some information to the Planning Commission on their large solar panels. Large arrays of these type of panels are placed in one area. Mr. Seyferth stated that they are considering installing these panels in an existing housing development near 64<sup>th</sup> Avenue and Cleveland. No specific proposal has been submitted.

Commissioner Heinz stated that he would like to see at least two (2) model ordinances to review.

Commissioner Weise stated that she would like to see what the downside to these panels would be.

Commissioner Petersen stated that she would like to see what benefits these panels would bring to the community.

Commissioner Young stated that Lynden Sports has this type of panels installed on the top of their building and he would like to see how people are taxed on them.

**Discussion-Central Michigan Hardwood**

Planning Director, Jonathan Seyferth informed the Commission that Central Michigan Hardwood, 110 S. 64<sup>th</sup> Avenue is considering constructing two (2) additional covered storage buildings on its site. The new construction will be largely similar, to current buildings and will cover/enclose current outside storage.

**Discussion-Central Michigan Hardwood continued**

This would be a continued use, increase indoor storage and the ground is already hardened so there is no concern about water runoff. Central Michigan Hardwood is only looking for feedback from the Planning Commission, at this time, to see if they have any concerns about their future plans for expansion on their site.

Before any construction would move forward, a formal site plan and application would have to be submitted and reviewed by staff. This is simply a preliminary discussion.

The Planning Commission granted their approval to proceed.

**Planning Commission Information**

A list of all the recent permits was included in the Planning Commission Information.

**Planning Director Comments**

Planning Director, Jonathan Seyferth informed the Commission that the City Council approved the East Gateway Plan with the conditions that were recommended by the Planning Commission and that himself, Steven Patrick, City Manager and DPW Supervisor, Bryan Buist will be meeting with the Ottawa County Road Commission regarding a traffic study.

**Adjourn**

Meeting was adjourned at 6:33 P.M. by Chairman Conran.

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Chairman, Ross Conran

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Kimberly Borgman, City Clerk