



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

January 20, 2020

Chairman, Mike Heinz called the meeting to order @ 6:00 P.M.

Commissioners Present: Dan Brown Tara Weise
Ross Conran Mike Heinz, Chairman

Commissioners Absent: Degeus, Petersen and Young

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner Young to approve the minutes of the regular Planning Commission meeting of November 11, 2019. Motion carried unanimously.

Public Hearing/Special Guests - Ordinance Adoption-PUD Standards, East Gateway

Motion by Commissioner Weise with second by Commissioner Conran to open the public hearing at 6:01 P.M. Motion carried unanimously.

Todd Stuve from Exxel Engineering stated that he has been working with Jonathan Seyferth on the MPUD Standards for the East Gateway and he welcomed any comments or questions from the Commissioners.

City Zoning Administrator, Kimberly Borgman recommended that 1.C. (1) Parcel Sizes, Minimum Parcel Width be changed to Minimum Parcel Frontage 150 Feet, as minimum requirements for Parcel Frontage was not addressed. City Manager, Jonathan Seyferth explained that the change needed to be applied. He forgot to make this change after the City Council meeting last week.

Commissioner Conran addressed 1.G. Public Watermain and Sanitary Sewer Service. Commissioner Conran inquired about the possibility of the property owners being allowed to install "irrigation wells." Planning Director, Shay Gallagher informed the Commission that the City does not allow wells to be installed in the City. City Manager Jonathan Seyferth stated that we could investigate allowing irrigation wells.

Commissioner Conran requested a change in the verbiage for 1.L. General Building Design Requirements, (2), to remove the word "encourages" and replace it with either expected or required.

Motion by Commissioner Brown with second by Commissioner Weise to close the public hearing at 6:02 P.M. Motion carried unanimously.

Citizens Input and Suggestions None

Discussion/Action

PUD Standards East Gateway

Motion by Commissioner Conran with second by Commissioner Weise to move the proposed ordinance to the City Council for approval. Motion carried unanimously.

DAS Zoning and General Ordinance Review

Shay Gallagher, Planning Director presented a summary of the changes to the DAS Zoning and General Ordinance that were made due to the changes in state laws during the Lame Duck period in the last legislative term. Act 365 provides even more restrictive, uniform, statewide measures to encourage 5G development in Michigan, the process of how applications are handled, and caps the rates and fees that may be charged.

Mr. Gallagher informed the Commission that this matter will be reviewed again at the February meeting.

Ordinance 1270.12 (7) Architecture and Design Standards, Façade Transparency Discussion

Discussion was held on transparency requirements for the C-1 Commercial District.

Shay Gallagher, Planning Director stated that it is the staff's beliefs that targeted changes to the existing ordinance could help applicants meet the transparency requirements, while also meeting the ordinance's goal of encouraging pedestrian-scale activity within the C-1 District.

The following amendments to the ordinance were proposed:

- A minimum of ~~sixty~~ forty percent transparency for the primary street side facade with a minimum of ~~forty~~ thirty percent of the street level facade facing other public rights-of-way and plazas. Transparency percentages can be reduced by ten percent if the three of the following additional exterior façade enhancements are completed as part of construction or reconstruction:*
- Use of three or more complementary building materials;*
- Installation of two or more pieces of artwork;*
- Establishment of outdoor seating and/or sales area;*
- Additional landscaping along public rights-of-way or integrated into the build façade;*
- Use of green infrastructure related to treatment of stormwater, including native planting, rain gardens, or other similar features;*
- Exterior displays related to principle use;*
- Parking enhancements including: Shared parking, shared driveway access, and/or parking constructed in a way to reduce large single parking areas.*

No action was taken. Further review and discussion on the proposed changes will take place at the February meeting.

Master Plan Discussion-Gateway Mixed Use

Discussion was held on the Gateway Mixed Use District.

Two (2) areas designated to have their land use changed is the O'Malley Drive corridor and the East Gateway Development. The Gateway Mixed Use designation will provide an outline/roadmap for allowable uses within the district.

The Commissioners were satisfied with all the changes thus far and recommend moving forward with the new land use designation.

Planning Commission Information

Planning Director, Shay Gallagher reviewed and discussed with the Commissioners, the following information:

- Michigan Municipal League – Report on State Revenue Sharing*
- City of Coopersville, 2019 Year in Review*
- MSU Extension Walkability & Physical Health Article*

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 6:49 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk