



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

May 18, 2020
Virtual Meeting Due to COVID-19

The meeting was called to order @ 6:00 P.M.

Commissioners Present: Dan Brown Tara Weise
 Tim Degeus Duane Young

Commissioners Absent/Late Mike Heinz, Chairman - Absent
 Sarah Petersen – Absent

Due to the absence of the Chair and Co-Chair a motion was made by Commissioner Brown with second by Commissioner Degeus to appoint Commissioner Young to Chair this meeting. Motion carried unanimously by Roll Call Vote of All Members present.

Due to Commissioner Young having technical difficulties a motion was made by Commissioner Degeus with second by Commissioner Brown to appoint Commissioner Weise to serve as the Chair for this meeting. Motion carried unanimously by Roll Call Vote of all Members present.

Motion was made by Commissioner Weise with second by Commissioner Brown to accept Ross Conran, Co Chairman, into the meeting after his 6:19 P.M. arrival and to turn over the Chair duties to him. Motion carried unanimously by Roll Call Vote of all Members present.

Approval of Minutes

Motion by Commissioner Brown with second by Commissioner Degeus to approve the minutes of the regular Planning Commission meeting of February 17, 2020. Motion carried unanimously by Roll Call Vote of all Members present.

Public Hearing-Zoning Text Amendment Application-Ordinance 1260.04 (c) (2) Minimum Lot Area Per Unit

Motion by Commissioner Degeus with second by Commissioner Brown to open the public hearing at 6:06 P.M. Motion carried unanimously by Roll Call Vote of all Members present.

The proposed amendment is as follows:

Ordinance	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Average SF
Current Ordinance. Minimum Lot Area per Unit	3,500 SF	4,000 SF	5,000 SF	6,500 SF	8,500 SF	5,500 SF
Proposed Ordinance Revision to Minimum Lot Area per Unit	1,250 SF	1,650 SF	2,250 SF	2,750 SF	3,750 SF	2,330 SF

Public Hearing-Zoning Text Amendment Application-Ordinance 1260.04 (c) (2) Minimum Lot Area Per Unit continued

Applicant Vishal Arora of Magnus Capital Partners/HOM Flats presented his reasons for the proposed request for a Zoning Ordinance Amendment to Ordinance 1260.04 (c) (2) to the Commission. Mr. Arora stated that their firm operates HOM Flats, a local business with a mission to provide high quality housing to the West Michigan workforce and they have been actively working with the Planning Staff at the City to determine an appropriate path to develop a workforce housing product in the City of Coopersville that utilizes the existing R-4 Zoning Ordinance.

Mr. Arora stated that the City's current R-4 density ordinance is placed at a potential disadvantage compared to other surrounding communities such as Rockford, Walker, and Holland Charter Township.

Commissioner Brown asked if the proposed change would be for a specific project or just for broader context?

Mr Arora stated that the change would be for the entire R-4 district.

Planning Director Shay Gallagher informed the Commission that the current R-4 zoning districts are located on River, West, and Randall and that the specific parcel that Mr. Arora is looking at to develop is already zoned R-4 but the current ordinance would not allow them to build the number of apartments that they want.

Planning Director Shay Gallagher read a comment that was submitted by the City Mayor: "Mayor Crandle stated that he felt that an increase in the density requirements would have a negative impact on our small town."

Following is the areas of concerns that were expressed by the Commissioners:

T.W. - If the parcel on Randall was developed would it meet all the required setbacks?

D.Y - Still concerned on the number of units, the impact on the school system and fire & safety issues.

D.B. – Concerns on reducing the square footage per unit

Planning Director Shay Gallagher stated that by reducing the density it does not reduce the square footage requirements per unit.

R.C. – Is it not economically feasible to build the housing project with the current ordinance?

Vishal Arora – No. Ordinance only allows 29 units and HOM Flats would like to have 60 units.

R.C. – Can parking requirements be met?

Planning Director Shay Gallagher reminded the Commission that they were not reviewing a site plan at this time and that they needed to stay on task with the proposed Zoning Text Amendment.

R.C. – The current ordinance has served us well for the past thirty (30) years.

Planning Director Shay Gallagher stated that housing needs have changed.

City Manager Jonathan Seyferth stated that there has not been any specific request for change to the current ordinance.

R.C. -Is it in the City's best interest and would the change bring a positive or negative change?

R.C. – Do we need to have more competition with the current lower income housing in the City?

D.B. – If the proposed change was made would current existing apartment complexes be allowed to expand?

Planning Director Shay Gallagher stated that "yes" they could.

T.W.- If all R-4 districts were built out could our water/sewer systems handle the impact?

Planning Director Shay Gallagher stated that "yes" our systems could handle the impact.

Motion by Commissioner Young with second by Commissioner Weise to close the Public Hearing at 6:49 P.M. Motion carried unanimously by Roll Call Vote of Members Brown, Weise, Degeus, and Young. Commissioner Conran Abstained.

Citizens Input and Suggestions None

Discussion/Action

Motion by Commissioner Degeus with second by Commissioner Weise to recommend to City Council, the approval of the text amendments as proposed by Magnus Capital Partners to Ordinance 1260.04 (c) (2) Minimum Lot Area Per Unit. Motion carried by Roll Call Vote by Members Brown, Weise, Degeus, and Conran. Opposed-Member Young.

Discussion/Action – Site Plan Review 1275 W. Randall – Coopersville Brewery

Jeremy Grossenbacher, Owner of the proposed Coopersville Brewery presented a site plan to the Commission.

Discussion was held on the sixty (60) percent glass transparency requirements.

Planning Director Shay Gallagher stated that we are currently working on a proposed amendment to the transparency requirements stating further that it is understandable that the downtown Main Street district Be required to meet the transparency requirements of sixty (60) percent glass but those in higher speed limit districts should not be required to meet the sixty (60) percent.

City Manager Jonathan Seyferth stated that the glass transparency requirements were originally intended for the Main Street area but somehow were carried over into the entire C-2 District.

Mr. Grossenbacher stated that they will be adding split rail fencing around the parking lot and between the ditch and pavement.

Motion by Commissioner Brown with second by Commissioner Weise to approve the site plan dated 01-28-2020 as submitted by Coopersville Brewery located at 1275 W. Randall Street, as it does meet the standards set forth in the City of Coopersville Planning and Zoning Ordinance which also includes the following conditions:

- *Staff review of Greenbelt in the ROW*
- *Apply for both Right-of-Way and Flat Work Permits at the time of construction as needed*

Motion carried unanimously by Roll Call Vote of All Members present.

Citizens Input and Suggestions None

Adjourn

Being no further discussion, a Motion was made by Commissioner Brown with second by Commissioner Weise to adjourn the meeting at 7:22 P.M. Motion carried unanimously by Roll Call Vote of All Members present.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk

Ross Conran, Co-Chairman