



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

October 19, 2020

The meeting was called to order @ 6:02 P.M.

Commissioners Present: Dan Brown Tara Weise
Ross Conran (Virtual) Duane Young
Sarah Petersen Chairman Heinz

Commissioners Absent/Late Tim Degues (absent) Ross Conran (late, arrived at 6:06PM)

Approval of Minutes

Motion by Commissioner Petersen with second by Commissioner Young to approve the minutes of the regular Planning Commission meeting of September 21, 2020. Motion carried unanimously by Roll Call Vote of all Members present.

Ordinance Amendment 1272.12 Façade Transparency

Planning Director, Shay Gallagher reintroduced this topic from last the September meeting and noted the Commission had requested a little more definition be given to when during a remodel the new façade requirement would come into effect. Staff is recommending that the new requirements be implemented if 50% or more of the existing structure is renovated, altered or and addition made.

Commissioner Conran noted, this seems to be a reasonable standard.

Motion by Commissioner Petersen with second by Commissioner Brown to send the ordinance to City Council with recommended approval of the changes.

Motion carried unanimously by Roll Call Vote.

Single Family Home-Minimum Square Footage

Planning Director, Shay Gallagher introduced the topic and gave background on why the City Council was asking the Planning Commission to, look into this matter. He also highlighted the seven questions staff had come up with and presented in the memo.

Commissioner Conran noted he wasn't sure why we would want to go down, in house size. He noted the average home being build in the mid-west these days is about 2,400 square feet which is twice the current minimum. It was further noted there are a lot of additional factors to look at if this was going to change and asked what's the true advantage of making a change like this? There was a concern this could lead to more transient type residents. What does this do to services like public utilities, police, fire, etc.

Single Family Home-Minimum Square Footage Continued

Commissioner Young noted some of the concerns that were being brought up were concerns that he had about a new apartment complex, but he thinks ownership could be a positive factor.

Chairman Heinz served on the Planning Commission when the change from a minimum of 1,000 to 1,200 was made and noted from his memory he thinks the change occurred because of an increase use of manufactured homes at that time and the change in square footage was a way to address that.

Commissioner Peterson asked if there would be a big enough reduction in costs if the square footage requirement was just dropped 200 square feet?

Staff indicated that wasn't known yet.

Chairman Heinz noted there is a new neighborhood development in another community between Coopersville and Grand Rapids that has smaller homes and it seemed very tight without a lot of space between the homes.

Commissioner Weise noted, if smaller homes do reduce prices, then we should look at this as an option. But, if there isn't a big change in price, is it worth it?

Chairman Heinz noted another question he'd like answered is, what do other similar communities do?

Commissioner Young asked, could this be limited to specific zoning districts or would it have to be in all zoning district?

Staff responded it could be tailored by zoning district.

Commissioner Young asked if staff knew how this could impact property values?

Staff indicated there wasn't an answer on that.

Commissioner Conran asked, what do we want for Coopersville? He provided an example from this mid-1970s when a developer approached the City to develop what is now CDF/fairlife's site into a residential area that was rather dense. The City passed on the development, and in his opinion, this was likely a good thing.

Commissioner Young noted, more homes/resident's do mean additional tax revenue. But would the smaller homes tax revenue offset the additional tax burden?

Commissioner Petersen noted if the tax revenues do not offset the additional tax burden, that's another issue.

Commissioner Weise asked, do we know what an affordable house is?

Planning Director Gallagher noted council had received a presentation from Ryan Kilpatrick from Housing Next at their October meeting looking at housing issues and costs. It was noted housing costs shouldn't exceed 30% of a home's income to be considered affordable (no matter the income level).

The Planning Director was asked if we knew how large new homes in town were being built and what the sales costs were. He noted the three new homes on E. Randall were just a little larger than the minimum and were selling in the mid-\$200,000s. The homes in the reserves were around 2,000+ square feet and selling in the upper \$200,000s to the low \$300,000s.

Single Family Home-Minimum Square Footage Continued

City Manager Seyferth noted he was hearing some themes in the conversation and asked the commission if staff could do the following:

Break the questions up into two groups:

First set of questions to be asked

- Is there a significant cost difference in construction/purchase price of a home that's 1,000 sq. ft vs. 1,200 sq.ft.?
- What's Coopersville's median income? (this would inform debt load at the 30% mark) and is there a significant difference between that and home costs? Would the smaller sized home address that?
- Are developers seeing a challenge to building homes in Coopersville because of our home size requirements?
- Basic overview of how different house sizes could impact police/fire/public utilities

Answer to this first set of questions will be presented at the December Planning Commission meeting. Depending on those answers the Planning Commission will determine if further study is needed. If so, that will be a more in-depth study of other aspects of zoning that could be impacted by this change.

The Planning Commission indicated this was acceptable and it was suggested staff look to other similar communities to see if there's lessons to be learned there and not to start from scratch.

Planning Director Comments

Planning Director, Shay Gallagher noted this was his last meeting and that his last day with the City will be October 29. He thanked the Planning Commission for the opportunity to work with them.

All the Planning Commissioners thanked Shay for his service and hard work over the last few years and wished him well in his new position.

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 6:45 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk