



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

April 19, 2021

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

Commissioners Present: Dan Brown Tara Weise
Ross Conran Duane Young
Tim Degeus Michael Heinz, Chairman
Sarah Petersen

Commissioners Absent None

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner Brown to approve the minutes of the regular Planning Commission meeting of March 15, 2021. Motion carried unanimously by Roll Call Vote of all Members present.

Public Hearing/Special Guests None

Citizens Input & Suggestions None

Discussion/Action

Discussion – Upper Floor Apartments in C-2 Central Business District

Continued discussion from the March 2021 Planning Commission meeting was held on the possibility of adding a second story to an existing one-story commercial building in the C-2 Central Business District.

Commissioner Conran asked if this change would be for the entire C-2 District or just for the main part of the C-2 Downtown area. Planning Director, Alek Mizikar stated that it would be but the prospective developer that has inquired was looking at mainly the Main Street area of downtown.

Planning Director, Alek Mizikar stated that the current ordinance allows for upper floor apartments in the C-2 District, through Special Land Use Approval, but prohibits the alteration of a building to construct apartments. Mr. Mizikar stated further that the addition of additional stories on to existing buildings would be easily allowed, by Special Land Use Permit, by removing the one sentence in Ordinance 1280.20 that states “No external alterations shall be made to an existing structure in the C-2 District to increase living space for residential purposes.”

Chairman Heinz asked if the maximum height limits would change? Mr. Mizikar stated that the height limits would remain as they currently are set.

Discussion/Action continued

Discussion – Upper Floor Apartments in C-2 Central Business District

Commissioner Young inquired on what would need to be constructed or reconstructed as far as water, sewer, and electrical. City Manager, Jonathan Seyferth stated that our WWTP could more than accommodate the addition of more residential users.

Commissioner Young inquired as to who would approve the addition to an existing building?

Planning Director, Alek Mizikar explained that the current property owner would have to be the first to approve for an addition to their existing building and the Planning Commission would have to approve any/all additions as well.

The Commission was in favor to move forward at the May 2021 Planning Commission meeting with a proposed ordinance amendment to Ordinance 1280.20, by removing the one sentence that state's *"No external alterations shall be made to an existing structure in the C-2 District to increase living space for residential purposes."*

Discussion – Accessory Buildings in Residential Districts

Discussion was held on the sizes of Accessory Buildings that are allowed and the formulas used to calculate the maximum sizes per parcel sizes. Planning Director, Alek Mizikar stated that current setbacks for accessory buildings from property lines is ten (10) feet, while in many communities the setbacks are closer to five (5) or even three (3) feet. While this may not be a problem for larger parcels of land, it may cause problems for those with smaller parcels where pre-existing older detached garages are closer to the side/rear property lines should a resident want to tear down an old accessory building to upgraded accessory building they would have to move it further into their property or request a variance.

Mr. Mizikar also stated that the current formula that is used for those with parcels with half an acre. But less than an acre, are based on the frontage of the land times the rear yard setback times thirty (30) percent which in some instances allows a larger accessory building to be built then on parcels with an acre or more of property.

Commissioner Brown asked how often this happens? City Zoning Administrator, Kimberly Borgman stated that approximately six (6) to (8) times in the past two (2) years this has occurred.

Commissioners agreed unanimously to have an ordinance amendment proposed to them at the May 2021 Planning Commission meeting to change the side/rear yard setbacks from ten (10) feet to five (5) feet.

Discussion – Accessory Structures as Separate Dwelling Units

Discussion on Accessory Dwelling Units in the single family zoned residential districts was continued from the March 2021 Planning Commission meeting.

Planning Director, Alek Mizikar stated that the current zoning ordinance Chapter 1250, Zoning Districts Generally has a Table that discusses permitted uses for both Main and Accessory Buildings. Home Occupations and renting of rooms is listed as a permitted use for accessory buildings. However, Section 1250.04 (f) states that "The renting from a resident family of not more than one room to not more than one person shall be permitted in any residential district." Our current ordinance does not address the term Accessory Dwelling Unit, and should the Commission decide to move forward with allowing Accessory Dwelling Units, we would need to clean up some of the language to make it clear on what is and is not allowed.

Commissioner Conran stated that the City does not currently allow two (2) dwellings on the same parcel and stated further that he does not think that apartment buildings should be permitted in areas where we do not have apartments. Mr. Conran stated that certain situations for Accessory Dwelling Units may be appropriate, but he is not sure where and when we should permit them.

Discussion – Accessory Structures as Separate Dwelling Units continued

Mr. Conran stated that there are claims that the City has a housing shortage, but he feels that the Commission has not had enough information or data to back this up and to move forward on this topic and to be able to make a smart decision on this he feels that more data needs to be provided to the Commission. Commissioner Conran stated that detached Accessory Dwelling Units is not the way to go at this time.

Commissioner Young agreed with Commissioner Conran.

Commissioner Conran stated that he does not want anyone to think we are shutting them out, but more information and data is needed for the Commission to make an intelligent decision on this.

Commissioner Degeus asked City Manager Jonathan Seyferth to contact Ottawa County to see if they would be willing to give the same presentation on housing needs to the Planning Commission that was given to the City Council in October 2020. Jonathan stated that he would have Planning Director Alek Mizikar contact the County on this.

Planning Commission Information

Planning Director, Alek Mizikar stated the items that were included in as informational items in the Planning Commission packet.

Planning Director Comments

Planning Director, Alek Mizikar commented on the following items:

- *Construction on Spring Street has begun and is going well. The road has been milled and sanitary sewer main replacement has begun. This project is schedule to be completed by end of June.*
- *Doug Vandenberg of Lynden Sports Center notified me that he will be putting their recently approved addition at 1101 O'Malley on hold for the time-being due to increasing costs of building materials. I told him that the Planning Commission's site plan approval is good for one year.*
- *An ordinance was approved at the April 12th City Council meeting to allow alcohol consumption at the Pocket Park, the Walk Thru Park, and the North Downtown Development Authority Pavilion.*
- *An ordinance was approved at the April 12th City Council meeting to allow and regulate mobile food trucks in the city.*

Adjourn

Being no further discussion Chairman Heinz adjourned the meeting at 6:48 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk