



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

June 21, 2021

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

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

Commissioners Absent Tim Degeus

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner Brown to approve the minutes of the regular Planning Commission meeting of April 19, 2021. Motion carried unanimously.

Public Hearing/Special Guest

Public Hearing - Proposed Zoning Ordinance Amendment to Section 1280.20-Upper Floor Apartments

Motion by Commissioner Young with second by Commissioner Conran to open the Public Hearing at 6:01 P.M. Motion carried unanimously.

Planning Director Alek Mizikar presented the proposed change to the ordinance. No public comments were presented.

Motion by Commissioner Conran with second by Commissioner Petersen to close the Public Hearing at 6:02 P.M. Motion carried unanimously.

Public Hearing – Proposed Zoning Ordinance Amendment to Section 1280.11 (c) and Table 1 – Residential Accessory Structure Size and Setbacks

Motion by Commissioner Petersen with second by Commissioner Weise to open the Public Hearing at 6:03 P.M. Motion carried unanimously.

Planning Director Alek Mizikar presented the following proposed changes:

Zoning Districts R-1, R-2, and R-3 for single and two-family dwellings and Residential Uses in PUD's that have one-half (.5) acre or less of property may have a maximum size accessory structure of 576 square feet. (The current formula would no longer be used to calculate maximum sizes allowed) Maximum peak height is fourteen (14) feet.

Public Hearing/Special Guests continued

Public Hearing – Proposed Zoning Ordinance Amendment to Section 1280.11 (c) and Table 1 – Residential Accessory Structure Size and Setbacks continued

Zoning Districts R-1, R-2, and R-3 for single and two-family dwellings and Residential Uses in PUD's that have one-half (.5) to two (2) acres of property may have a maximum size accessory structure of 768 square feet. The current formula used to calculate maximum size allowed will still be used to assure that no more than thirty (30) percent of the rear yard is covered. Maximum peak height is sixteen (16) feet.

Zoning Districts R-1, R-2, and R-3 for single and two-family dwellings and Residential Uses in PUD's that have over two (2) acres of property may have a maximum size accessory structure of 1200 square feet. The current formula used to calculate maximum size allowed will still be used to assure that no more than thirty (30) percent of the rear yard is covered. Maximum peak height is twenty (20) feet.

Reduce the current ten (10) foot side and rear yard setbacks for accessory buildings to five (5) feet in the R-1, R-2, and R-3 Zoning Districts for single and two-family dwellings and Residential Uses in PUD's.

Residents, Becky and Kurt Van Velzen of 505 E. Randall Street requested by letter and in person that the Commission revise the ordinance to or consider eliminating the 768 square foot limit and use just the current formula to calculate the maximum square foot accessory buildings allowed. Mr. Van Velzen also stated that the maximum height requirements should also be reviewed, stating further that the sixteen (16) foot maximum to the peak should be changed to eighteen to allow for a more serviceable building.

Motion by Commissioner Young with second by Commissioner Petersen to close the Public Hearing at 6:24 P.M. Motion carried unanimously.

Citizens Input & Suggestions

Resident Kurt Van Velzen addressed the Commission regarding the proposed Ordinance Amendment for Accessory Buildings. Mr. Van Velzen suggested that the Commission consider eliminating the square footage limit and use the current formula to calculate maximum square footage, or at least increase the square footage limit.

Discussion/Action

Discussion – Proposed Zoning Ordinance Amendment to Section 1280.20-Upper Floor Apartments

Motion by Commissioner Conran with second by Commissioner Petersen to approve the proposed amendment to Ordinance 1280.20 Upper floor Apartments and to send to City Council with recommendation for final approval. Motion carried unanimously.

Motion by Commissioner Conran with second by Commissioner Petersen to approve the proposed amendment to Ordinance 1280.11 (c), and Table 1 – Residential Accessory Structure size and setbacks. Motion carried unanimously.

Planning Commission Information

Planning Director, Alek Mizikar briefly went over the information in the meeting packet and the letter and information from Ottawa County Planning and Performance Improvement Department that was received today.

Planning Director Comments

Planning Director, Alek Mizikar commented on the following items:

- *Magnus/HOM Flats has submitted their Site Plans & Application for 568 W. Randall Street.*

Planning Commissioner Comments

Commissioner Weise was concerned if Magnus/HOM Flats have met the Commission's previous concerns.

Adjourn

Being no further discussion Chairman Heinz adjourned the meeting at 6:31 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk