



**Discussion/Action Continued:**

Commissioner Conran asked about trees being placed in the parking lot islands. Commissioner Conran continued to state that it is not necessary to place trees in the islands of the parking lot as he would prefer to see plants or shrubs.

Commissioner Weise continued to state that they should avoid tall bushes in the parking lot islands that would interfere with the vision of motorists. Recommending that bushes are kept under 4 feet.

Planning Director, Alek Mizikar inquired about a lighting plan and added this condition as a requirement upon approval.

Commissioner Degeus made a motion to approve the site plan with the conditions noted involving the addition of a lighting plan with a second by Commissioner Conran. Motion carried unanimously. The attached conditions are as follows:

1. Compliance with the Prein&Newhof engineering review letter dated July 13, 2021 and with any civil engineering concerns and comments on the revised plans dated August 5, 2021.
2. Compliance with Fire Code and review suggestions with Coopersville-Polkton Fire Chief.
3. Permit approval with the Ottawa County Water Resource Commissioner.
4. Right-of-way permits will be obtained from the city before any work is performed in the right-of-way.
5. A separate sign permit will be submitted for any signage that is to be constructed.
6. Installation and inspection of sidewalks must be done before final certificate of occupancy is issued.
7. All utility connections will be done by underground boring and not by open cutting the road.
8. Submittal of a lighting plan to be administratively approved before a building permit is obtained.

**Planning Commission Information:**

Planning Director, Alek Mizikar provided updates to the Planning Commission on the North DDA parking lot and advised the board that Flex is expected to present site plans to the board for review for an addition to their building. New sidewalk will be going in on Eastmanville in September, and new City Manager Dennis Luce began last Monday, August 9<sup>th</sup>.

**Planning Commissioner Comments:**

Chairman Heinz inquired on the status and condition of the Grove Street bridge.

Commissioner Conran questioned if there was an environmental study or analysis conducted on the old Road Commission property located on Cleveland Street. Stated that the definition of height should not be changed.

Commissioner Young stated that he is happy with how the plans for the apartment complex turned out.

**Adjourn**

Being no further discussion, Chairman Heinz adjourned the meeting at 6:26 P.M.

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Michael Heinz, Chairman

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Dennis Luce, City Manager