



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

**June 20, 2022**

Chairman, Michael Heinz called the meeting to order @ 6:00 P.M.

**Commissioners Present:**

Dan Brown	Tara Weise
Ross Conran	Sarah Wilson
Tim Degeus	Chairman, Michael Heinz
Anthony Henry	

**Commissioners Absent:** NONE

**Approval of Minutes:**

Motion by Commissioner Brown with second by Commissioner Wilson to approve the minutes of the Planning Commission meeting of May 16, 2022. Motion carried unanimously.

**Public Hearing/Special Guests:**

**Public Hearing on a Request to Rezone 151 N. 68<sup>th</sup> Avenue & 275 N. 68<sup>th</sup> Avenue**

Motion by Commissioner Brown with second by Commissioner Weise to open the public hearing at 6:02 P.M. Motion carried unanimously.

Resident, Karen Lauters of 211 N. 68<sup>th</sup> Avenue, who resides between the two (2) parcels that have been requested to be rezoned addressed the Commission stating that she was not here to hinder the rezone and she understands that this is currently in the city's Masterplan, but to request that the Commission take into consideration during the next phase(s), that the large mature trees that border her property be required to remain in place so that she may be allowed to afford the comfort of her home and to remain as such as to not be hindered or overshadowed by any new development.

Ed Hanenburg, Property Owner of 151 & 275 N. 68<sup>th</sup> Avenue stated that the Commission should accommodate the request by Karen Lauters and protect the trees. Mr. Hanenburg stated that he has an agreement with fair life for the back twenty-eight (28) acres and there are no current plans for the front of the parcel. Mr. Hanenburg stated that it only makes sense to rezone the two (2) parcels to I-1 Light Industrial.

Residents who reside on 72<sup>nd</sup> Avenue directly behind the Ottawa County Road Commission requested that if there are trees on the northwest property line, that they be left in place to serve as a buffer zone.

Being no further discussion, a Motion was made by Commissioner Conran with a second by Commissioner Brown to close the public hearing at 6:10 P.M. Motion carried unanimously.

**Citizens Input and Suggestions:** None

**Discussion/Action – Rezone Request for 151 N. 68<sup>th</sup> Ave & 275 N. 68<sup>th</sup> Ave**

Motion by Commissioner Conran with second by Commissioner Degeus to recommend approval of the Rezone Request by City Council for 151 N. 68<sup>th</sup> Avenue, Parcel # 70-05-22-300-040 and 275 N. 68<sup>th</sup> Avenue, Parcel # 70-05-22-300-044. Motion carried unanimously.

**Discussion/Action – Site Plan Review for 510 O’Malley Drive – Imperial**

Motion by Commissioner Degeus with second by Commissioner Wilson to approve the Site plan for 510 O’Malley Drive for Imperial Design with the following conditions: Motion carried unanimously.

- ***The site plan shall fully conform with this Ordinance, and all applicable City, County, State, and Federal statutes, rules, and regulations.***
- ***The applicant shall comply with any stipulations of the City Engineer, City Fire Department, or other approving agencies. The applicant shall submit all missing items identified above under Completeness of***
- ***Submittal unless expressly waived by the Zoning Administrator.***
- ***A graphic schematic of the proposed building lighting system is provided in the plan details.***
- ***The applicant shall provide information regarding installing a public sidewalk down the River Street frontage.***
- ***The applicant shall receive a soil erosion and sedimentation permit and submit a copy of this permit to the city.***
- ***No Open Lean-To for Storage***
- ***No 45 Degree Truck Dock***

**Planning Commission Information**

- *City Council Meeting Minutes*
- *Fire Authority Meeting Minutes*
- *May Building Permits*

**Planning Director Comments**

City Manager Dennis Luce stated that the Post Office Parking Lot is scheduled to be repaired and repaved by July 11, 2022.

**Planning Commissioner Comments**

Chairman Heinz commented that there is a very large hole in the asphalt parking lot behind Burger King and Speedway.

Commissioner Brown stated that this is his last meeting. He is moving outside of the city limits.

**Adjourn**-Being no further discussion, Chairman Heinz adjourned the meeting at 6:40 p.m.

