



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

**April 17, 2023**

Co-Chairman, Ross Conran called the meeting to order @ 6:00 P.M.

**Commissioners Present:**           Anthony Henry               Sarah Wilson  
  Thomas Heikoop            Co-Chair Ross Conran  
  Tara Weise

**Commissioners Absent:** Commissioners Heinz and Young

**Approval of Minutes:**

Motion by Commissioner Wilson with second by Commissioner Heikoop to approve the minutes of the Planning Commission meeting of March 20, 2023. Motion carried unanimously.

**Public Hearing/Special Guests**

Vishal Arora of Magnus Capital Partners/HOM Flats and property owner of 568 W. Randall Street addressed the Commission regarding their Site Plan that was approved in April 2022 for an Affordable Housing Complex. Mr. Arora stated that they will soon be submitting an updated Site Plan which will include a Child Care Facility.

The new Site Plan will have sixteen (16) units per building if a Child Care Facility is added. Mr. Arora stated that if a Child Care Facility is added the project will need to have PUD approval. The Child Care would be open to the public as well as the residents of the affordable housing unit and would have the capability of caring for approximately eighty (80) children a day, from infant age to teenagers. The updated Site Plan will include sixty (60) units and the Child Care Facility.

Commissioner Conran asked Mr. Arora what would happen to the Child Care Facility if it was no longer needed? Mr. Arora stated that they would convert the facility into apartments.

Mr. Arora stated that parking may be an issue if the Child Care Facility was converted to apartments.

Mr. Arora stated that they would have their update site plan submitted at the latest, September 2023.

Mr. Arora stated that they are very committed to the cause, for workforce housing, and the units they will be proposing will be high quality housing units. Mr. Arora stated that they would like to figure out a way to install elevators in the new units.

**Citizens Input and Suggestions:** NONE

**Discussion/Action**

**Final Site Plan Review-for Coopersville Car Wash, 720 W. Randall Street**

Coopersville Car Wash proposed a 290-sf addition on the east side of their existing building to be used for an additional self-service car wash stall with a 14' clearance to service larger vehicles.

### **Discussion/Action continued**

#### **Final Site Plan Review-for Coopersville Car Wash, 720 W. Randall Street**

Discussion was held on the location placement of the five (5) required trees to be planted. Commissioners agreed to let City Staff work with Mr. Garbarino on where the trees will be placed.

Commissioner Henry stated that he did not feel it was necessary to require Mr. Garbarino to install sidewalks at this time but after performing his own study on pedestrians walking down Randall Street, he believes that the installation of some crosswalks is needed. Commissioner Henry stated that the Commission needs to revisit sidewalks when they are updating the Master Plan.

Commissioner Wilson stated that the Commission should still require the sidewalk to be placed on the site plan for future purposes.

Motion by Commissioner Wilson with second by Commissioner Heikoop to approve the site plan for Coopersville Car Wash, 720 W. Randall Street with the following conditions: Motion carried unanimously.

- ***Make a correction under “General Site Plan Notes” in NO. 3 that mentions Polkton Township to say City of Coopersville, and send in two (2) printed copies and email the digital file to the Planning Director***
- ***Sidewalks are waived, with the condition that they shall be provided in the future when the City requires it to connect neighboring sidewalks.***
- ***Obtain a Flat Work Permit before beginning of construction.***
- ***Obtain a Right-of-Way Permit before doing any work within the Right-of-Way, if applicable.***
- ***Coordinate planting of five (5) required trees with the Planning Director***

#### **Mini-Storage Garages – Proposed Ordinance Amendment**

Discussion was held on the proposed ordinance amendments to allow Mini-Storage Garages.

Commissioners agreed that “Self Service Storage Facilities” should be the appropriate name.

Commissioners reviewed the proposed ordinance and discussed changes that should be applied.

Motion by Commissioner Wilson with second by Commissioner Henry to initiate a Zoning Ordinance amendment to add Self Service Storage Facilities-Interior Access as a special land use in the C-1 Commercial Zoning District, to add Self Service Storage Facilities, Interior and/or Exterior Access as a special land use in the I-1 Light Industrial and I-2 Heavy Industrial zoning district, to add the uses to the list in Section 1286.02 as (v) and (w) to adopt the proposed definition to Section 1240.05, to add the proposed special land use standards to Section 1286.05 as (k), to add the proposed parking requirements for the use to Section 1288.02 (A) as (25), and for the public hearing of these amendments to be held at a future meeting where the agenda includes other applications to be acted on. Motion carried unanimously.

#### **Planning Commission Information**

- *West Randall Street Sidewalks Memo*
- *March 13, 2023 – City Council Meeting Minutes*
- *March 14, 2023 – Downtown Development Authority Meeting Minutes*
- *March 14, 2023 – Fire Authority Meeting Minutes*
- *March 2023 Permits*

**Planning Director Comments** NONE

**Planning Commissioner Comments** NONE

**Adjourn**-Being no further discussion, Co-Chairman Conran adjourned the meeting at 6:57 P.M.

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Ross Conran, Co-Chair

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Kimberly Borgman, City Clerk