



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

**May 15, 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                        Duane Young

**Commissioners Absent:**      Commissioner Heinz

**Approval of Minutes:**

Motion by Commissioner Weise with second by Commissioner Wilson to approve the minutes of the Planning Commission meeting of April 17, 2023. Motion carried unanimously.

**Public Hearing/Special Guests** NONE

**Citizens Input and Suggestions:** NONE

**6.A Discussion/Action – Revised Site Plan Review for fairlife LLC Drive to 68<sup>th</sup> Avenue**

Steve Cooper from Continental Dairy and Kyle Collins from Select Services were present. Mr. Cooper presented a Revised Site Plan that proposed not constructing an employee driveway for Continental Dairy on 64<sup>th</sup> Avenue but to construct the driveway on 68<sup>th</sup> Avenue. The 68<sup>th</sup> Avenue driveway would make better use of the overall property and the road construction can be done at the same time as the road closure for the Cold Storage Building located at 275 N 68<sup>th</sup> Avenue, meaning that 68<sup>th</sup> Avenue will only have to be closed one time. Continental Dairy is working closely with Ottawa County Road Commission to ensure that only one closure will be necessary.

Commissioner Young was glad to see this change to the employee driveway moving from 64<sup>th</sup> Avenue to 68<sup>th</sup> Avenue. He thought that the traffic would be better suited to 68<sup>th</sup> Avenue and not 64<sup>th</sup> Avenue. Deputy City Manager/City Planner Vuong asked why the driveway is aligned with the southern drive across the street instead of the northern drive. Mr. Cooper said because they want to leave that large area open if they ever want to expand their facility any further, it's closer to the employee parking, and they don't want to deal with the mound to put in the drive.

Commissioner Conran would like to still see the greenbelt of 28 trees along the 64<sup>th</sup> Avenue frontage trees be required, in order to cover up the back of semi-trucks parked in the fairlife parking lot and still require the sidewalks. Both Mr. Cooper and Mr. Collins stated that requirement may be better put off until the force main work is completed, looking at the force main work being completed in 2.5 to 3 years from now.

Motion was made by Commissioner Young with support from Commissioner Weise: to adopt the staff report dated April 24, 2023 as finding of fact and to approve with the stated conditions listed below, for the site plan dated April 17, 2023 submitted by Fairlife LLC located at 999 W. Randall St., Parcel #: 70-05-22-400-026 as it does meet the standards set forth in the City of Coopersville Planning and Zoning Ordinance and was presented to the City of Coopersville Planning Commission on Monday May 15, 2023: Conditions of Site Plan Approval for Fairlife LLC:

1. **All other previous approvals and conditions of approval stipulated with the site plan approval on March 20, 2023 remain in effect.**
2. **The applicant shall continue to coordinate with staff and the City Engineer to ensure any outstanding items related to the approval granted on March 20, 2023 are satisfied and a revised site plan that shows the overall layout of the site showing all those items shall be submitted to the Planning Director.**
3. **Sidewalks along the frontage of 68<sup>th</sup> Ave are waived with the condition that they shall be provided in the future when the City requires it to connect to neighboring sidewalks and the cost of which will be covered by the property owner. A revised site plan shall be submitted that shows the future sidewalks.**
4. **Surface water drainage must be reviewed and approved by the City Engineer and/or the Ottawa County Water Resources Commissioner prior to the issuance of a Flat Work Permit.**
5. **Approval from Ottawa County Road Commission shall be obtained prior to beginning any work within the road right-of-way of 68<sup>th</sup> Ave.**
6. **A Flat Work Permit is required before beginning construction of the new drive, but the permit shall not be issued until an updated site plan with future sidewalks and a revised site plan showing the overall layout of the site with all items stipulated in the approval on March 20, 2023 are submitted to the Planning Director.**
7. **Separate sign permits will be needed for any additional signs, if applicable.**
8. **A greenbelt of 28 trees shall be provided outside of the ROW along 64<sup>th</sup> Ave., south of 64<sup>th</sup> Avenue/Main Street intersection and sidewalks shall be installed from the 64<sup>th</sup> Avenue/Main Street crosswalk to the railroad shall be installed when the construction of the force main project is completed. This condition is carried over from the approval of March 20, 2023.**

**Motion made by: Commissioner Young      Support from: Commissioner Weise**  
**Ayes: All      Nays: None      Motion carries with six commissioners present and one absent.**

#### **6.b Discussion/Action – Site Plan Review for Dollar Tree at 126 S. 68<sup>th</sup> Avenue**

Discussion/Action on the Site Plan Review for Dollar Tree was postponed to the June 19, 2023, Planning Commission Meeting because there was no representative from the developer present.

#### **6.c Discussion – HOM Flats Work Session**

Lori Pung from Magnus Capital Partners Development and Eric Maring from Hooker Dejong Architects & Engineers were present to represent HOM Flats in this work session. This was a workshop only with discussion regarding what may be proposed in the future, no approval was given. The power point presentation used is also included as an attachment in the minutes.

Ms. Pung gave a power point presentation with parking comparisons to other completed HOM Flats projects and three proposed HOM Flats housing development options for the City of Coopersville, with one of the options being what was proposed and approved in May 2022 being an apartment project of 58 units with 116 parking spaces and two 2.5 story apartment buildings with no elevator, a maintenance building, dog park, and outdoor plaza. The other two options were a four-story unit with commercial daycare unit and a three-story unit with no commercial.

Discussion was held between HOM Flats representatives and the Planning Commission on the subject of multi-family apartment housing, low-income housing and that there is a need for this type of housing. Commissioner Young

questioned the cost per month and Commissioner Henry said the amenities that this plan may offer will outweigh what the city currently offers.

Deputy City Manager/City Planner Vuong inquired why HOM Flats did not build the approved site plan of May 2022 and Ms. Pung said that it was not profitable to build that size of development, in order to be profitable - more units with less parking are required.

Ms. Pung presented statistics on parking and comparing what parking was required at other apartment complexes in The City of Wyoming and Holland Township. The comparison was breaking down what was required to what was being utilized. Commissioner Weise would like to see what other municipalities require for parking for apartment buildings and said that the comparison did not take into account that the two locations presented had public transportation available and that the City of Coopersville does not have any public transportation available, and tenants would have vehicles and need adequate parking. Commissioner Henry asked if the parking indicated on Option 1 included parking for both the commercial daycare and apartments and Ms. Pung said yes. Commissioner Henry questioned the parking lot configuration for the commercial daycare and emergency services. Planning Commissioners also discussed an additional exit only driveway and would be interested in seeing what that would look like. Commissioner Conran said that parking lot trees could be removed from the site plan as they are not necessary and would open more accessibility in the parking lot. To allow less parking spaces than what the city ordinance requires would require an ordinance amendment.

The presented option drawings discussed also showed buildings with flat roof lines and building heights that exceed the current ordinance for height. Currently City Ordinance requires pitched roof for multi-family properties. Ms. Pung and Mr. Maring said that insurance companies now prefer flat roof lines for fire safety. Commissioner Conran says that the city would like to see pitched roofs to match the rest of the city. Discussion regarding building height was partly centered around the fire safety and fire equipment available, it was decided that the Coopersville/Polkton Fire Chief should handle these questions and offer his opinion. To allow flat roof lines and taller building heights would require ordinance amendments to the current city ordinances.

The commercial daycare proposed in one of the options was discussed. Commissioners Weise and Wilson both stated that daycare is a much-needed resource in Coopersville and Commissioner Conran thought the mixed use of apartments and daycare was a good mix. Ms. Pung was questioned about what would happen to the commercial day care space if the daycare would leave and she stated that it would become additional dwelling units. Planning Commission members said they probably would not consider any other commercial use other than the daycare option. Creating the mixed use of multi-family housing and daycare would create the development of a Mixed-Use PUD. City ordinances require ten acres for a PUD and the site at 568 W Randall St is three acres.

Ms. Pung presented five general questions to the Planning Commissioners for their general thoughts. The answers were not considered agreements or approvals.

Question #1 – What are Planning Commissioners thoughts on Pitched roofline and Flat roofline types? Four commissioners said possibly a flat roofline, one said pitch and one said could go either way.

Question #2 – what are Planning Commissioners thoughts on a four-story building? Two commissioners said no, three said they would consider, and one said needed fire department opinion.

Question #3 – what are Planning Commissioners thoughts on building heights? All commissioners want to hear from the fire department on this question.

Question #4 – what are Planning Commissioners thoughts on parking ratio? Two commissioners said they would consider 1.5 ratio; one said it was negotiable and three had no opinion.

Question #5 – what are Planning Commissioners thoughts on a Mixed PUD on less than ten acres as required by ordinance? Four commissioners said yes, they may consider, one said no and one was undecided.

Ms. Pung and Mr. Maring thanked the Planning Commission for their time and effort in having this workshop.

**7.Planning Commission Information**

- a. April 10, 2023 – City Council Meeting Minutes
- b. April 11, 2023 – Fire Authority Meeting Minutes
- c. April 2023 Permits

**8.Planning Director Comments** – Planning Director Vuong said thank you to commissioners for a good meeting and hard work done by the Planning Commission members tonight. He stated that there would be a June 19, 2023, Planning Commission meeting which will include the Dollar Tree site plan.

**9.Planning Commissioners Comments –**

Planning Commissioner Conran is interested in seeing what Dollar Tree will bring for approval.

Planning Commissioner Weise reminded everyone that Tuesday May 16, 2023, is a North Bank Trail public meeting and encouraged everyone to come.

**10.Adjourn** Being no further discussion, Co-Chairman Conran adjourned the meeting at 7:49 P.M.

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Ross Conran, Co-Chair

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Kimberly Borgman, City Clerk