



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

**January 18, 2021**

The meeting was called to order @ 6:02 P.M.

**Commissioners Present:** Tim Degeus Tara Weise  
Ross Conran Duane Young  
Sarah Petersen Chairman Heinz

**Commissioners Absent** Dan Brown

**Approval of Minutes**

Motion by Commissioner Young with second by Commissioner Weise to approve the minutes of the regular Planning Commission meeting of October 19, 2020. Motion carried unanimously by Roll Call Vote of all Members present.

**Public Hearing/Special Guests** None

**Citizens Input & Suggestions**

Mayor Larry Crandle presented the Planning Commission with some of the City Council's intentions on reducing the minimum square footage for housing in Coopersville. Mayor Crandle stated that several years ago there were many houses in foreclosure in the City which he feels was due to size and cost of the homes. Mayor Crandle stated that "a recent apartment complex plan that was proposed, at nine hundred (900) square feet per unit was acceptable then why should regular homes have to be a minimum of twelve hundred (1200) square feet?"

Mayor Crandle stated that slightly smaller homes would be more adequate for blue-collar workers.

Mayor Crandle stated that we should not reduce the lot sizes for smaller homes, just the minimum square footage, which would allow people to build a more affordable home with the ability to enlarge later.

Mayor Crandle also stated that if "Developers do not build, someone else will."

**Discussion/Action-Discussion Only Single-Family Home-Minimum Square Footage**

Planning Director Alek Mizikar provided the Commission with the following information that they requested at the October 2020 meeting regarding the reduction of the minimum square footage required:

- *After communicating with a local residential builder, he states that he doesn't believe there is much of a cost savings between a 1,200SF new single-family home and a 1,000SF one. He also said that he rarely ever gets approached about building a house smaller than 1,200SF. You might save a little on the square footage, but the utilities (HVAC, plumbing, electrical, etc.) are going to be relatively the same costs.*

**Discussion/Action-Discussion Only Single-Family Home-Minimum Square Footage continued**

- *The 2010 median household income was \$49,727 (per Census data). Estimated current median household income is between \$55,000 and \$60,000. If we use an average of \$100 to \$140 per SF of a new house, that gives us a range of \$120,000-\$168,000 for a 1,200SF size house, and \$100,000-\$1400,000 for a 1,000SF size house.*
- *There is no information that I can find that would support the idea that our current home size requirements are preventing new homes from being built. The builder that I spoke with said that the current 1,200SF rule has never been a roadblock for him. The overall state of the economy and housing stock in West Michigan would be a greater roadblock to house construction.*
- *After reaching out to Ottawa County Sheriff's Office, they indicated that there would be no impact to public safety operations.*
- *Reducing the house size would not have any impacts to public utilities. However, reducing the size of lots may cause more houses to go in more densely, which would lead to a higher demand on public utilities.*
- *We are not out of place compared to other surrounding communities.*
- *Our current Accessory Building Ordinance would allow for much larger accessory buildings than the dwelling on lots with reducing the minimum square footage.*

Commissioner Heinz stated that two hundred (200) square feet is not going to make that big of a difference in price and the resale value on larger homes is higher, therefore we should leave the minimum required size at twelve hundred (1200) square feet. Commissioner Heinz also commented that the new homes recently built on Randall were all at least twelve hundred (1200) square feet.

Commissioner Young agreed with Commissioner Heinz's comments, stating further that comparing the minimum square footage of a home to the minimum square footage required for an apartment was like trying to compare apples to oranges.

Commissioner Heinz stated that smaller homes will not age well. Do not reduce the lot size either.

Commissioner Petersen agreed with Commissioner Heinz and Commissioner Young's comments, stating further that she is not in favor of reducing the square footage.

Commissioner Young stated that he contacted a couple of local realtors to find out what size homes people were looking for in the area and he was informed that home buyers were looking for twelve hundred (1200) to sixteen hundred (1600) square foot homes.

Commissioner Weise stated that while she is not against reducing the minimum square footage, she does not see much of an advantage to it as there is not much cost difference. Commissioner Weise stated that if people are trying to save on cost, they could add things such as decks, etc. later.

Commissioner Young stated that there would not be any problems bringing in developers at the twelve hundred (1200) square foot minimum.

Commissioner Degeus, agreed with the rest of the Commissioners.

City Zoning Administrator/City Clerk Kimberly Borgman stated that the current ordinance only requires that a minimum of one thousand (1000) square feet is required to be finished living space. Would that amount be reduced if the minimum square footage is reduced?

Consensus of the Commission was to leave the minimum square footage required at twelve hundred (1200) square feet.

**Planning Commission Information**

Planning Director Alek Mizikar updated the Commission on the J & H Oil gas station site plan approval for 329 48<sup>th</sup> Avenue which is to expire in February. Mr. Mizikar sent J & H Oil a letter to remind them of this expiration and if they do not commence with construction by then they will need to come back to the Planning Commission for approval again. They have contacted the City stating that they will begin the project by the end of this month.

**Planning Director Comments**

Planning Director, Alek Mizikar reintroduced himself to the Commission, stating further that he is looking forward to working with everyone on the Commission.

**Adjourn**

Being no further discussion, Chairman Heinz adjourned the meeting at 6:36 P.M.

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Michael Heinz, Chairman

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Kimberly Borgman, City Clerk