

CITY OF COOPERSVILLE REGULAR / VIRTUAL MEETING OF THE PLANNING COMMISSION

Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

March 15, 2021

The meeting was called to order @ 6:00 P.M.

<u>Commissioners Present:</u> Ross Conran Tara Weise

Tim Degeus Duane Young (arrived at 6:22 P.M.)

Sarah Petersen

<u>Commissioners Absent</u> Dan Brown & Michael Heinz

Approval of Minutes

Motion by Commissioner Petersen with second by Commissioner Degeus to approve the minutes of the regular Planning Commission meeting of February 15, 2021. Motion carried unanimously by Roll Call Vote of all Members present.

Public Hearing/Special Guests None

Citizens Input & Suggestions None

Discussion/Action

Site Plan Review of 1011 O'Malley Drive-Lynden Sports Center Building Addition

Motion by Commissioner Degeus with second by Commissioner Petersen to approve the proposed site plan to construct a 37,620 square foot rear addition to their new storage facility at 1011 O'Malley Drive with the following conditions: Motion carried unanimously by Roll Call Vote of All Members Present.

- Before a building permit can be issued, the applicant must submit to city staff proof of an approved permit from EGLE to build within designated wetlands.
- Before a building permit can be issued, the applicant must submit to city staff proof of an approved permit from the Ottawa County Water Resource Commissioner stating that they can install storm water devices in the county drain.
- Before a building permit can be issued, the applicant must address any concerns brought forward by a final engineering review from the city's engineering consultant.
- Any, and all, new storm water devices that will connect into the City of Coopersville Storm Water System must be inspected by a city representative or its designee.
- Right of Way and Flatwork permits must be submitted and approved before any work can be done in the right of way or new concrete be poured on the property.

Discussion/Action continued

Discussion on Upper Floor Apartments in C-2 Central Business District

Planning Director, Alek Mizikar informed the Commission that upper floor apartments in the C-2 Business District are currently allowed with a Special Land Use and exterior alterations are not allowed per the current ordinance to allow for lower-level apartments, or additions to buildings for the use of residential purposes. Mr. Mizikar stated that he has been approached by a developer who was inquiring on the subject, of more residential apartments being added in the C-2 Business District. Mr. Mizikar also informed the Commission that residential use cannot currently be on the first floor of a commercial building or share the same floor as commercial use. All the restrictions prohibit a prospective developer or property owner from constructing apartments on top of an existing building in the C-2 Business District. Staff recommends that the Planning Commission discuss the idea of upper floor apartments in the C-2 Business District and then to direct Staff on if and how they would like to proceed.

Commissioner Weise stated that she thought this would be a good idea as it would result in more people being the Downtown Area.

Commissioner Conran asked what changes would need to be made to the ordinance to allow for the changes? Planning Director Alek Mizikar stated that a simple amendment to current Ordinance 1280.20 (a) by removing the last line of paragraph (a), which states, "No external alterations shall be made to an existing structure in the C-2 District to increase living space for residential purposes."

Commissioner Conran asked if the DDA would have any input on the changes?

City Manager, Jonathan Seyferth stated that this could be presented to the DDA for feedback only.

Commissioner Young inquired on if the existing upper floor apartments were ADA compliant and/or would any new ones be required to be? Planning Director Alek Mizikar stated that ADA compliance is enforced through the Building Code.

Commissioner Conran discussed what areas on the north and south sides of Main Street would even have any availability to expand.

Planning Director Alek Mizikar informed the Commission that this subject will be brought back to the April meeting if they would like to review further. All Commissioners agreed that they would like to review further.

Planning Commission Information None

Planning Director Comments

Planning Director, Alek Mizikar informed the Commission that further information on Upper Floor Apartments in the C-2 District and Accessory Structures/Setbacks will be on the April meeting agenda.

Commissioner Weise presented the idea of allowing ADU's (Accessory Dwelling Units) in the City to aide in the shortage of housing. Planning Director Alek Mizikar will obtain further information on this to present at the April meeting.

<u>Adjourn</u>
Being no further discussion, a motion by Commissioner Young with second by Commissioner Weise to
adjourn the meeting at 6:43 P.M. Motion carried unanimously.

Michael Heinz, Chairman	Kimberly Borgman, City Clerk