

CITY OF COOPERSVILLE REGULAR / VIRTUAL MEETING OF THE PLANNING COMMISSION

Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

July 19, 2021

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

<u>Commissioners Present:</u> Dan Brown Tim Degeus

Ross Conran Duane Young

Michael Heinz, Chairman

<u>Commissioners Absent</u> Sarah Petersen, Tara Weise

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner Young to approve the minutes of the regular Planning Commission meeting of June 21, 2021. Motion carried unanimously.

Public Hearing/Special Guest NONE

Citizens Input & Suggestions NONE

Discussion/Action

Site Plan Review of Proposed Multi-Family Development, 568 W. Randall Street

Planning Director, Alek Mizikar presented the Planning Commission with an overview of the request from Magnus Capital Partners/HOM Flats for their proposed multi-family apartment complex at 568 W. Randall Street. This plan was brought to the Planning Commission in September 2020. The original plans submitted in 2020 showed two (2) three (3) story buildings that housed a total of fifty-seven (57) dwelling units. To bring the buildings into compliance with the city's height requirements, the third story was taken off to make both buildings two (2) stories tall for a total of thirty-seven (37) dwelling units. The information in the plans reflect the three (3) story option but the third floor has been removed.

Mr. Mizikar stated that he reached out to the Fire Chief for any questions or comments that he may have if the site-plan were to be approved. Mr. Mizikar recommended that Magnus Capital Partners meet with the Fire Chief once their final site plan is completed, in order to meet or comply with any recommendations and/or requirements the Fire Chief may have.

Vishal Arora of Magnus Capital Partners stated that they were seeking a better understanding of the city's definition of height from the Planning Commission as it is not defined in the ordinances. Mr. Arora stated further that he understands that the two (2) story plan is the best for compliance.

Discussion/Action

Mr. Arora stated that they were looking for what is available legally for the Planning Commission to approve without them having to go to the Zoning Board of Appeals for any approvals. Eric Maring of Hooker, DeJong Engineering inquired on the maximum height of the roof peak, asking further how it was defined as most municipalities it is measured at mid-roof of the peak.

Commissioner Conran asked the applicant why they submitted plans for something they could not build, nor could the Planning Commission approve. Commissioner Conran informed the applicant that the Commission only wants site plans submitted for the buildings in which they were going to build.

Commissioner Young questioned the number of units for two (2) story buildings vs. the three (3) story buildings and the financial feasibility of building with a lesser amount of dwelling units. Mr. Young also stated that traffic was a concern, and sidewalks and crosswalks should be required to be installed if the site plan is approved.

Planning Director, Alek Mizikar stated that the speed limit changes just west of the proposed location.

Commissioner Brown inquired about the possibility of a berm or noise barrier between the proposed site and Fountain View. Mr. Arora of Magnus stated that the buildings would be on the opposite side of the property and there would be a natural border along the property line between the two (2) properties.

Planning Commission Information

Planning Director, Alek Mizikar briefly went over the information in the meeting packet and the letter and information from Ottawa County Planning and Performance Improvement Department that was received today.

Planning Director Comments

Planning Director, Alek Mizikar commented on the following items:

Magnus/HOM Flats has submitted their Site Plans & Application for 568 W. Randall Street.

Planning Commissioner Comments

Commissioner Weise was concerned if Magnus/HOM Flats have met the Commission's previous concerns.

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<u>Adjourn</u>

Being no further discussion Chairman Heinz adjourned the meeting at 6:31 P.M.

Michael Heinz, Chairman	Kimberly Borgman, City Clerk