

CITY OF COOPERSVILLE REGULAR MEETING OF THE PLANNING COMMISSION

Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

August 16, 2021

Chairman, Mike Heinz called the meeting to order @ 6:00 P.M.

<u>Commissioners Present:</u> Ross Conran Duane Young

Tim Degeus Chairman Michael Heinz

Tara Weise

<u>Commissioners Absent:</u> Sarah Petersen, Dan Brown

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Young to approve the minutes of the regular Planning Commission meeting of July 19, 2021. Motion carried unanimously.

Public Hearing/Special Guests: None

Citizens Input and Suggestions: None

Discussion/Action:

Site plan review of Proposed Multi-Family Development, 568 W. Randall Street

Eric Maring of Hooker DeJong Architects and Engineering who is working with Magnus Capital Partners/HOM Flats returned with revised site plans for their proposed multi-family apartment complex at 568 W. Randall St. This plan was originally brought before the Planning Commission in September of 2020 and July 2021. The height of the apartment complex was dropped down to (2) two, two-story buildings in order to meet the maximum height requirements. The revised plans show (2) two, (2) two story buildings that will house a total of 46 dwelling units. The 46 dwelling units will consist of (12) one bedroom, (26) two bedrooms, and (8) three bedrooms units.

The parking was reduced to accommodate the reduced number of dwellings. There were additional changes that were made upon the request of the Planning Commission involving moving the fire hydrants to a more accessible location, sidewalks, and a berm with landscaping between the apartment complex and the neighbors to the west of them. The water and sewer utility connections were moved to the west side of the property and these revisions are still waiting on civil engineering review. An accessory structure was added to the south end of the property to house maintenance equipment and a dog washing room.

Chairman Heinz inquired on the rent structure for the apartment complex. The rent structure has yet to be determined per Eric Maring.

Commissioner Young inquired about how many jobs will this apartment complex create. Eric Maring advised one or two full-time staff will be on site. In addition, there will be contracted services to plow snow and mow the lawn. Commissioner Young also inquired about the landscaping and sidewalk placement. Maring explained that sidewalks are included in the plan along with the landscaping.

Discussion/Action Continued:

Commissioner Conran asked about trees being placed in the parking lot islands. Commissioner Conran continued to state that it is not necessary to place trees in the islands of the parking lot as he would prefer to see plants or shrubs.

Commissioner Weise continued to state that they should avoid tall bushes in the parking lot islands that would interfere with the vision of motorists. Recommending that bushes are kept under 4 feet.

Planning Director, Alek Mizikar inquired about a lighting plan and added this condition as a requirement upon approval.

Commissioner Degeus made a motion to approve the site plan with the conditions noted involving the addition of a lighting plan with a second by Commissioner Conran. Motion carried unanimously. The attached conditions are as follows:

- 1. Compliance with the Prein&Newhof engineering review letter dated July 13, 2021 and with any civil engineering concerns and comments on the revised plans dated August 5, 2021.
- 2. Compliance with Fire Code and review suggestions with Coopersville-Polkton Fire Chief.
- 3. Permit approval with the Ottawa County Water Resource Commissioner.
- 4. Right-of-way permits will be obtained from the city before any work is performed in the right-of-way.
- 5. A separate sign permit will be submitted for any signage that is to be constructed.
- 6. Installation and inspection of sidewalks must be done before final certificate of occupancy is issued.
- 7. All utility connections will be done by underground boring and not by open cutting the road.
- 8. Submittal of a lighting plan to be administratively approved before a building permit is obtained.

Planning Commission Information:

Planning Director, Alek Mizikar provided updates to the Planning Commission on the North DDA parking lot and advised the board that Flex is expected to present site plans to the board for review for an addition to their building. New sidewalk will be going in on Eastmanville in September, and new City Manager Dennis Luce began last Monday, August 9th.

Planning Commissioner Comments:

Chairman Heinz inquired on the status and condition of the Grove Street bridge.

Commissioner Conran questioned if there was an environmental study or analysis conducted on the old Road Commission property located on Cleveland Street. Stated that the definition of height should not be changed.

Commissioner Young stated that he is happy with how the plans for the apartment complex turned out.

Adjourn Comment of the state of	
Being no further discussion, Chairman Heinz adjourned the meeting at 6:26 P.M.	
Michael Heinz, Chairman	Dennis Luce, City Manager