



CITY OF COOPERSVILLE
“SPECIAL” MEETING OF THE PLANNING COMMISSION
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

January 3, 2022

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

Commissioners Present: Sarah Petersen Dan Brown
Ross Conran Chairman Michael Heinz
Tim Degeus

Commissioners Absent: Tara Weise

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Degeus to approve the minutes of the regular Planning Commission meeting of November 15, 2021. Motion carried unanimously.

Public Hearing/Special Guests – Reserve of Coopersville Phase 2

Motion by Commissioner Conran with second by Commissioner Degeus to open the public hearing at 6:01 P.M. Motion carried unanimously.

No comments were offered.

Motion by Commissioner Conran with second by Commissioner degeus to close the public hearing at 6:02 P.M. Motion carried unanimously.

Citizens Input and Suggestions: None

Discussion/Action

1) Reserve of Coopersville Site Condominium Phase 2 and PUD Site Plan

Commissioner Conran asked if the y have agreed to install the loop now? Planning Director Alek Mizikar stated that “yes” the Reserve of Coopersville has agreed to install the loop now.

Planning Director Alek Mizikar stated that they will install an entryway sign at the entrance of 48th Avenue and Peach.

Discussion/Action continued

1) Reserve of Coopersville Site Condominium Phase 2 and PUD Site Plan

Motion by Commissioner Brown with second by Commissioner Degeus to approve the Reserve of Coopersville Site Condominium Phase 2 and the PUD Site Plan with the following staff recommendations:
Motion carried unanimously.

- *Any future changes to PUD site plan phasing shall be administratively reviewed as a “minor change” to the Final PUD Site Plan. City Staff may bring future changes to the phasing timeline if it is deemed a substantial change.*
- *Review and approval of Phase 2 construction plans by city engineer.*
- *Sign permit to be obtained with city staff prior to construction of sign.*
- *Construction equipment to use separate access point for ingress/egress.*

2) Appointment of Planning Commission Member to the Zoning Board of Appeals

Motion by Commissioner Degeus with second by Commissioner Brown to approve the appointment of Sarah Petersen to the Zoning board of Appeals as the Planning Commission Representative. Motion carried unanimously.

Planning Commission Information

No further information than what is included in the meeting packet.

Planning Director Comments

Planning Director Alek Mizikar reported on the following:

- *Recent Land Division took place at 107 Conran Drive. The section of land with frontage on O’Malley Drive.*
- *The new prospective Developer that is interested in developing the Hom Flats Project on Randall Street has informed the City that the purchase and development of the property is still in the discussion stage.*

Planning Commissioner Comments:

Commissioner Conran inquired as to who performs the inspections for underground fuel tanks and fuel lines when they are being installed like the ones at the new J&H Oil Company on 48th Avenue. Planning Director Alek Mizikar stated that he would find out and let the Planning Commission know.

Commissioner Heinz inquired about the status of the old Ottawa County Road Commission building. Planning Director Alek Mizikar reported that the building has been sold and a variance was granted to the new owner(s).

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 6:16 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk