



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

March 21, 2022

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

Commissioners Present:

Dan Brown	Tara Weise
Anthony Henry	Co-Chairman Ross Conran
Sarah Wilson	Chairman Michael Heinz

Commissioners Absent: Tim Degeus

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Brown to approve the minutes of the Planning Commission meeting of February 21, 2022. Motion carried unanimously.

Public Hearing/Special Guests: None

Citizens Input and Suggestions:

Resident, Robert LaCross of 886 East Street addressed the Commission regarding the current Accessory Building Ordinance. Mr. LaCross recently requested a variance to have an additional 1500 square foot accessory building on his property and was denied by the Zoning Board of Appeals. Mr. LaCross requested that the Commission review the required standards per the non-use variance that an applicant must meet, to be granted a variance by the Zoning Board of Appeals. Mr. LaCross stated that the way the standards are presented in the ordinance was not very clear that all standards must be met. Mr. LaCross stated that times have changed over the past thirty-two (32) years, stating further that people have more lawn equipment, recreational vehicles, etc. than they had thirty-two (32) years ago and they need to have additional storage for such items and the accessory building ordinance needs to be changed to meet the people's needs. Mr. LaCross owns 2.1 acres of property and stated that even with a second accessory building he still would not be covering more than six (6) percent of his property. Mr. LaCross stated that City Ordinance No. 1280.11 has a very odd formula for calculating the sizes of accessory buildings allowed on a parcel. Mr. LaCross stated that permanent or in-ground swimming pools that are larger than some accessory buildings are allowed to be installed and those are, considered to be a permanent structure.

Resident Stephen Oster of East Street stated that he also has a larger parcel and would also like to have an accessory building larger than what the current ordinance allows.

Resident Robert LaCross of 886 East Street stated that none of his surrounding neighbors, were, in attendance at his Zoning Board of Appeals hearing last week so they must not have been against his variance request. Mr. LaCross stated that he likes to keep his property neat and tidy, and not leaving everything out in the open. Mr. LaCross that the Planning Commission review the accessory building ordinance and to make changes as needed. Mr. LaCross submitted a proposal for an ordinance change which was shared with the Planning Commission Members.

Discussion/Action

fairlife, 999 West Randall St.-Site Plan Review

Motion by Commissioner Brown seconded by Commissioner Weise to approve the site plan dated February 16, 2022, submitted by Ollmann Ernest Martin Architects, for fairlife LLC, 999 W. Randall Street for a 1999 square foot addition to the west side of their shared building with Continental Dairy Facilities for the use of storing chemicals related to their production process. Motion carried unanimously.

Shipping Container Accessory Structures

Discussion was held on the use of shipping containers as accessory structures.

Commissioner Conran stated that according to the research of many other municipalities the containers are not automatically approved for permanent use.

Commissioner Henry stated that the use of the containers as accessory structures is becoming more common.

Commissioner Weise stated that they can be turned into something neat but that is not what we are dealing with here.

Commissioner Henry stated that if allowed, the containers should only be used as a “Temporary” accessory structure for no longer than six (6) months, no hazmat materials should be stored in them, no utilities should be installed in them, must match the primary building, must be painted, may NOT be used for advertising, and there should be a permit fee and application process applied.

Planning Director Alek Mizikar stated that these should only be allowed for temporary use in the Commercial and Industrial Zoning Districts.

Commissioners discussed a couple of locations in the city that are using semi-trailers as storage, and this should also be addressed in the ordinance.

Commissioners agreed that the temporary containers should be allowed to be placed in the required rear yard in the Commercial Zoning District.

Commissioner Henry stated that no containers over twenty (20) years old should be allowed.

Planning Director Alek Mizikar stated that the appearance of any container would have to meet City Staff’s approval, and they must be placed on approved surfaces. Placement in parking lots should not be allowed.

Commissioner Conran stated that the permit for the container should be visible on the business location or placed on the container in a weatherproof protector.

Commissioners agreed to have the Planning Director prepare an amended accessory building ordinance for their review in April.

Mixed Use PUD Sign Ordinance

Discussion was held on the MPUD Sign Ordinance. Commissioners agreed that any new development or newly developed business should have signage review and approval at the time of the site plan review. Commissioners agreed to not make any other changes at this time.

Planning Commission Information

- City Council Meeting Minutes – March 2022
- DDA Meeting Minutes – March 2022
- Fire Authority Meeting Minutes – February 8, 2022
- February Building Permits

Planning Director Comments

- Planning Director/Deputy City Manager Alek Mizikar reported on the following:
- 2021 Annual Report will be presented at the April meeting. This is a requirement for our Master Plan goals.
- Currently working on the Redevelopment Ready Program. They will review our Planning and Zoning processes and there is grant money available to help rewrite the ordinances.
- Site Plan Review for Lynden Sports is forthcoming in April.
- Sunset/Greenfield/Oriole Reconstruction Project will begin soon.

Commissioners agreed to review the request for changes to the Accessory Building Ordinance at the April meeting.

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 7:08 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk