



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

April 18, 2022

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

Commissioners Present: Tim Degeus Tara Weise, Excused from Meeting at 6:53 pm
 Anthony Henry Chairman Michael Heinz

Commissioners Absent: Dan Brown, Sarah Wilson, Co-Chairman Ross Conran

Approval of Minutes:

Motion by Commissioner Degeus with second by Commissioner Wiese to approve the minutes of the Planning Commission meeting of March 21, 2022. Motion carried unanimously.

Public Hearing/Special Guests:

1. Public Hearings/Special Guests

(a.) Public Hearing on Special Land Use request from Lynden Sports Center LLC of 1011 O'Malley Drive for the purpose of selling recreational vehicles with a Michigan Class "B" dealers license.

- Doug Vandenberg was present to give details on his request for the Michigan Class "B" Dealers License. He said the license was necessary for the sale of recreational vehicles. He currently sells boats as well as campers. Both require the Michigan Class "B" Dealers License.

(b.) Public Hearing on Special Land Use request from Douglas and Irene Vandenberg of 126 Conran Drive for the purpose of constructing an accessory parking lot to store the recreational vehicles being sold at 1011 O'Malley Drive. This parking lot is proposed to be connected to the existing building and parking lot at 1011 O'Malley Drive.

- Doug Vandenberg was present to give details regarding the accessory parking lot. The parking lot is needed as he must continuously take on inventory of boats and campers all year round. That is a requirement of the manufacturers that he takes inventory from.

No other comments were made from any citizens in attendance

Citizens Input and Suggestions: None

Discussion/Action – Lynden Sports Center LLC (1011 O'Malley Dr.) Special Land Use Request for Michigan Class "B" Dealers License

- Under public hearing – make note that no other comments were made from any citizens in attendance

Planning Director A. Mizikar stated that this is an Amendment to the Special Land Use permit issued in 2018 for the property at 1011 O'Malley for the storage of boats that are sold at 1016 O'Malley.

The initial use of the property was designated as an industrial/warehouse use. Since the 2018 approval the business operations have shifted to also sell other recreational vehicles that require a Michigan Class "B" Dealers License. Planning Director A. Mizikar reviewed the ordinances and details that were included in the Planning Commissioners package.

Doug Vandenberg stated that this license will tie all three properties together.

Motion made by Planning Commissioner Degeus and seconded by Planning Commissioner Weise to make the following motion:

Approve the Special Land Use request of Lynden Sports Center LLC at 1011 O'Malley Drive for the purpose of selling recreational vehicles with a Michigan Class "B" dealers license. This Approval is based upon findings outlined in city staff's review memo that the Special Land Use request and meets the requirements listed in Section 1286.05 the City of Coopersville's zoning ordinance.

- Motion carried unanimously

Discussion/Action – Douglas and Irene Vandenberg (126 Conran Dr.) Special Land Use Request for the construction of an accessory parking lot.

Planning Director A. Mizikar stated that parking lots are a permitted use in the C-1 zoning district, but this parking lot will be an accessory use for storing recreational vehicles being sold at 1011 O'Malley Drive, therefore requires a Special Land Use.

Doug Vandenberg stated that the parking lot will be used for recreational vehicles available for retail sales. It will also be used for employee parking. The parking lot is needed because he is required to take on recreational vehicles continuously from the manufacturers. He said that Nederveld Engineering designed the parking lot. There will be an entrance from Conran Drive.

Planning Director A. Mizikar reviewed the ordinances and details that were included in the Planning Commissioners package.

Motion made by Planning Commissioner Degeus and seconded by Planning Commissioner Weise to make the following motion:

Approve the Special Land Use request of Douglas and Irene Vandenberg at 126 Conran Drive for the purpose of constructing an accessory parking lot to store the recreational vehicles being sold at 1011 O'Malley Drive. This parking lot is to be connected to the existing building and parking lot at 1011 O'Malley Drive. This approval is based upon findings outlined in city staff's review memo that the Special Land Use request meets the requirements listed in Section 1286.05 the City of Coopersville's zoning ordinance.

- Motion carried unanimously

Discussion/Action – Douglas and Irene Vandenberg (126 Conran Dr.) Site Plan Review for the construction of an accessory parking lot.

Planning Director A. Mizikar reviewed the ordinances and details that were included in the Planning Commissioners package. He made special points to be noted for: storm water, move display pads back from the corner, a recorded lease agreement between the property owners (Douglas and Irene Vandenberg (126 Conran Drive) and Lynden Sports Center LLC of 1011 O'Malley Drive.

Planning Director A. Mizikar stated that parking lot lighting was not on the site plan but can be administratively approved, at a later date.

Planning Commission Chairman Heinz ask what the timeline looked like for the start of construction.

Doug Vandenberg stated as soon as Ottawa County could communicate with Nederveld for a Soil and Erosion permit, maybe June 2022.

Motion made by Planning Commissioner Weise and seconded by Planning Commissioner Henry to make the following motion and to confirm that the Parking Lot Lighting will be approved administratively.

Motion: Motion made to approve with conditions as follows the site plan review application of Douglas and Irene Vandenberg, dated March 17, 2022, for 126 Conran Drive based upon a finding that the site plan meets the requirements listed in Section 1284.10 of the Coopersville zoning ordinance. The following conditions shall apply to the approval:

1. Approval of permit from the Ottawa County Water Resource Commissioner for the encroachment into storm water easement must be obtained before construction can commence.
2. Approval of soil erosion and sedimentation control from Ottawa County Water Resource Commissioner.
3. Display pads are to be moved further away from the intersection to allow for better vehicle vision.
4. Property owners to submit a lease agreement between themselves and Lynden Sports Center LLC for the use of 126 Conran Drive.
5. A flatwork and right of way permit shall be obtained before construction may commence. These two permits will not be issued until all pervious conditions have been met.
6. City staff will administratively approve parking lot lighting.

Motion carried unanimously

Discussion/Action – Shipping Container Accessory Structures

Planning Director A. Mizikar read the memo enclosed in the Planning Commissioners package and reviewed what could be a possible ordinance. He also stated that city staff was not in favor of the ordinance proposed and wanted the Planning Commission to discuss the ordinance options including permanent accessory buildings.

Jim Talsma, property owner at 224 W Randall Street spoke to the Planning Commission regarding his property and the shipping containers he currently has for storage at his property. He has had the containers for storage for several years and no one has ever had a problem. He stated that he tried to meet with city planning staff several years ago for a storage building and was turned down, so he purchased the containers (more than 6-8 years ago). He stated that he would paint them or fence them in – whatever it may take so that he could keep the containers permanently. He is not interested in “temporary” use of storage containers as that would not work for his business. He stated that the storage containers are on a semi-hard surface (which was approved by the city).

Planning Commissioner Degeus stated that maybe the containers could be “grandfathered.”

City staff member L. Brown said that it is not possible to “grandfather” something that was not allowed to begin with. Chairman Heinz stated that it sounds like a Temporary Basis permit ordinance is not what businesses want and that since storage containers have never been allowed how could they be “grandfathered” for being used now.

Planning Commissioner Henry stated that maybe a longer time period is a variable and possibly look at some being a permanent use.

Planning Commissioner Weise stated that there could be more regulations like fencing, screening, and placement of the containers.

Planning Commission members ask city staff to look at the current standards for permanent accessory buildings for businesses, with the thought that storage containers are not a permanent solution for business storage.

No Action was taken on this discussion by the Planning Commission

Discussion – Residential Accessory Structure Requirements Planning Director A. Mizikar told the Planning Commission members that enclosed in the meeting packet was correspondence that city resident Mr. Bob LaCross submitted for review to allow larger accessory buildings. He also reminded the members that in April 2021 the Planning Commission reviewed and determined not to allow larger accessory buildings.

Chairman Heinz said that since there were multiple missing members of the Planning Commission that the discussion should wait until the May 2022 meeting to have the discussion.

Discussion/Action – 2021 Planning Commission Annual Report

Planning Director A. Mizikar explained why the Annual Report was included with this package with and suggested that the review discussion and action wait until the May meeting when more members were in attendance.

Discussion – Chickens in Residential Zoned Areas

Planning Director A. Mizikar stated that a resident who currently owns chickens came to the City Council meeting on April 11, 2022 and ask the city to look at updating the ordinance.

Matt Pifer of 431 East Street spoke to the Planning Commission and stated that he currently has chickens on a parcel of .41 acres and that the current city ordinance for one farm animal for the first 1.5 acres is not current with today's parcel sizes and does not define farm animal. He stated that many surrounding municipalities have current chicken ordinances and allow between 3 to 6 chickens on smaller parcels.

Planning Commissioner Henry ask how many parcels have 1.5 acres in the city and A. Mizikar said there are a few and they were mainly on the edges of the city limits.

Chairman Heinz said that the chicken ordinance discussion should wait until the May 2022 meeting and suggested that city staff do some surrounding comparisons and possibly look at an updated draft ordinance.

Planning Commission Information

City Council Meeting Minutes, DDA Meeting Minutes, Fire Authority Meeting Minutes, March Building Permits

Planning Director Comments

Sunset/Greenfield construction project will start soon

There may be a Re-zoning request for a property on 68th Avenue be on the agenda for May

A. Mizikar let the Planning Commission know that it was his last meeting in Coopersville as he has taken a position on the east side of the state.

Planning Commissioner Comments - None

Adjourn -Being no further discussion, Chairman Heinz adjourned the meeting at 7:13 p.m.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk