



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

May 16, 2022

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

Commissioners Present: Dan Brown Tara Weise
Tim Degeus Chairman Michael Heinz
Anthony Henry

Commissioners Absent: Sarah Wilson, Co-Chairman Ross Conran

Approval of Minutes:

Motion by Commissioner Brown with second by Commissioner Wiese to approve the minutes of the Planning Commission meeting of April 18, 2022. Motion carried unanimously.

Public Hearing/Special Guests:

Residential Accessory Building Requirements (1280.11)

Motion by Commissioner Brown with second by Commissioner Degeus to open the public hearing at 6:02 P.M. Motion carried unanimously. City Manager Dennis Luce presented the recommended change to the Accessory Building Ordinance for parcels with two (2) or more acres in the R-1 and R-2 Residential Zoning Districts. The proposed change shall not exceed a combined area of twelve hundred (1200) square feet per acre, and no unattached accessory building(s) shall exceed a total of three thousand (3,000) square feet on any sized parcel of two (2) plus acres. Maximum height will be twenty (20) feet.

Bob LaCross, Resident, 886 East Street stated that times have changed, and people have more toys now than they had thirty (30) years ago and more storage space is needed. Mr. LaCross stated that most people like to keep their yards neat and clean, and keep items stored in a building. Mr. LaCross also stated that insurance rates on your items are also based on how and where you store your items. Mr. LaCross stated that his parcel is over ninety-seven thousand (97,000) square feet and with his house and garage on the property he isn't even covering nine (9) percent of his property.

Motion by Commissioner Brown with second by Commissioner Weise to close the public hearing at 6:13 P.M. Motion carried unanimously.

Residential Driveway Standards (1288.10 (5))

Motion by Commissioner Degeus with second by Commissioner Brown to open the public hearing at 6:13 P.M. Motion carried unanimously. City Manager Dennis Luce presented the recommended change to the Residential Driveway Standards Ordinance (1288.10 (5)) to allow concrete driveway approaches on roads without concrete curb and gutters on driveways adjacent to roadways with bituminous surfaces.

Public Hearing/Special Guests continued:

Residential Driveway Standards (1288.10 (5) continued

Motion by Commissioner Degeus with second by Commissioner Brown to open the public hearing at 6:13 P.M. Motion carried unanimously. City Manager Dennis Luce presented the recommended change to the Residential Driveway Standards Ordinance (1288.10 (5) to allow concrete driveway approaches, on roads without concrete curb and gutters on driveways adjacent to roadways with bituminous surfaces.

Motion by Commissioner Degeus with second by Commissioner Brown to close the public hearing at 6:17 P.M. Motion carried unanimously.

Backyard Chickens Proposed Ordinance (1280.04)

Motion by Commissioner Weise with second by Commissioner Degeus to open the public hearing at 6:17 P.M. Motion carried unanimously. City Manager Dennis Luce presented the proposed ordinance (1280.04) to allow Backyard Chickens, due to several requests received from residents to consider an ordinance allowing chickens and backyard chickens having gained great popularity over the last few years. Currently the City of Coopersville and the City of Zeeland are the only two (2) municipalities within Ottawa County that restricts backyard chickens.

Motion by Commissioner Brown with second by Commissioner Degeus to close the public hearing at 6:34 P.M. Motion carried unanimously.

Accessory Uses in Residential Districts (1250.04 (a)

Motion by Commissioner Degeus with second by Commissioner Weise to open the public hearing at 6:34 P.M. Motion carried unanimously. City Manager Dennis Luce presented the proposed amendment to the Accessory Uses in Residential Districts Ordinance 1250.04 (a) which covers the keeping of domestic or farm animals. The way in which 1250.04(a) is currently written, it restricts the keeping of domestic animals on a lot, of not less than one-and-one-half acres. A domestic animal would include a common household pet such as a dog or cat. The keeping of farm animals is already covered under 1280.04 (p) which makes 1250.04 a redundant ordinance.

Motion by Commissioner Degeus with second by Commissioner Brown to close the public hearing at 6:36 P.M. Motion carried unanimously.

Citizens Input and Suggestions: None

Discussion/Action -HOM Flats Apartments – Site Plan Review

Motion by Commissioner Degeus with second by Commissioner Weise to approve the HOM Flats Site Plan as submitted with the following conditions: Motion carried unanimously.

- Compliance with the Proin & Newhof Engineering review letter dated August 23, 2021, and all letters dated after August 23, 2021
- Permit approval with the Ottawa County Water Resource Commissioner
- Right-of-way permits will be obtained from the city before any work is performed in the right-of-way
- A separate sign permit will be submitted for any signage that is to be constructed
- Installation and inspection of sidewalks, must be done, before final certificate of occupancy is issued
- All utility connections, will be done, by underground boring and not by open cutting the road

Discussion/Action -Shipping Container Accessory Building Requirements

Motion by Commissioner Degeus with second by Commissioner Brown to NOT ALLOW Shipping Containers in any zoning District in the city. Motion carried unanimously. Commissioners would also like to see a proposed ordinance to restrict the use of semi-trailers as storage units. Commissioners recommended that the trailers have yearly DOT

Discussion/Action -Shipping Container Accessory Building Requirements continued

Inspections, current registrations, and they are insured.

Discussion/Action –Ordinance 1280.11, Residential Accessory Structure Requirements

Motion by Commissioner Weise with second by Commissioner Degeus to send Ordinance 1280.11 to City Council with recommendation for final approval. Motion carried unanimously.

Discussion/Action – Ordinance 1288.10 (5) Residential Driveway Standards

Motion by Commissioner Degeus with second by Commissioner Brown to send Ordinance 1288.10 (5) to City Council with recommendation for final approval. Motion carried unanimously.

Discussion/Action – Ordinance 1280.04, Backyard Chickens

Motion by Commissioner Brown with second by Commissioner Degeus to send Ordinance 1280.04 to City Council with recommendation for final approval with the following changes: Motion carried unanimously.

- *No Slaughtering*
- *Allow a maximum of six (6) chickens (no roosters) on any sized parcel*
- *If someone sells their home with a chicken coop/cage on it the new owners must register with the city if they intend to have chickens instead of the coop/cage having to be dismantled*

Discussion/Action -Ordinance 1250.04, Accessory Uses In Residential Districts

Motion by Commissioner Degeus with second by Commissioner Brown to send Ordinance 1250.04 to the City Council with recommendation for final approval. Motion carried unanimously.

Discussion/Action – 2021 Planning Commission Annual Report

Motion by Commissioner Degeus with second by Commissioner Brown to receive and file the 2021 Annual Report. Motion carried unanimously.

Planning Commission Information

- *City Council Meeting Minutes*
- *DDA Meeting Minutes*
- *Fire Authority Meeting Minutes*
- *April Building Permits*

Planning Director Comments

City Manager Dennis Luce stated that the city has a busy year ahead them and Interviews for the Deputy City Manager/Planning Directors position will wrap up this week.

Planning Commissioner Comments

Chairman Heinz commented on the water standing in the dock area of a local building and the grass at the Frontier Building on Grove needs to be, mowed.

Adjourn-Being no further discussion, Chairman Heinz adjourned the meeting at 7:10 p.m.