



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

July 18, 2022

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

Commissioners Present: Ross Conran Tara Weise
 Tim Degeus Chairman, Michael Heinz
 Anthony Henry

Commissioners Absent: Commissioner Sarah Wilson

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Weise to approve the minutes of the Planning Commission meeting of June 20, 2022, with corrections to "Commissioners Present." Commissioners Conran, Degeus, and Wilson were added as present. Motion carried unanimously.

Public Hearing/Special Guests: NONE

Citizens Input and Suggestions: NONE

Discussion/Action – Coopersville Cold Storage, 275 68th Avenue, Site Plan Review

Kyle Visker of LRE Engineering presented the Site Plan for the proposed Cold Storage Facility at 275 68th Avenue.

Mr. Visker stated that all trucks will enter and exit through the north entrance where there will be a staffed building and gate to let the trucks in and out. The south entrance will be used for employees and maintenance only. The existing tree line that abuts the residential property will be maintained. They have proposed fifteen (15) trees along the front, but they are now proposing moving five (5) of the trees to the south side of the property along the residential property line. They will add a minimum of a four (4) foot berm along the residential property lines on the north and west side of the residential property.

Mr. Visker stated that the Ottawa County Road Commission may require them to install a left turn lane for trucks entering from the south.

Commissioner Conran recommended that the large expanses of steel on the façade be broken up by adding some architectural features such as a company logo, rat wall, etc.

Commissioner Henry inquired as to what type of refrigerant will be used in the air conditioning units. LRE responded that the refrigerant will be a non-ammonia refrigerant.

Discussion/Action – Coopersville Cold Storage, 275 68th Avenue, Site Plan Review continued

Ed Hanenburg stated that the five (5) trees they are proposing to place along the residential property line back to the front of the proposed facility as there is a large section of greenery and bushes already there.

Resident Karen Lauters, 211 68th Avenue, stated that the existing bushes and greenery that is there is only seasonal and there needs to be additional trees with evergreens and a berm put in place there.

Motion by Commissioner Conran with second by Commissioner Degeus to approve the site plan dated July 5, 2022, with the following conditions: Motion carried unanimously.

- *Resolution of conditions listed in Prein & Newhof City Engineer Report dated July 7, 2022, and any subsequent Prein & Newhof reports*
- *Approval from EGLE and OCRC on utility work in 68th Avenue right-of-way*
- *Submittal of Nondomestic User Survey/Permit Application to Wastewater Treatment Supervisor*
- *Installation of an inspection manhole for the sanitary sewer*
- *Installation of five (5) additional trees along 68th Avenue; LRE will place these five trees along the south side*
- *Installation of a 4-foot berm along the southeast corner of the site for residential buffer*
- *Apply for both Right-of-Way and Flat Work Permits at the time of construction*

Discussion/Action – Fairlife, Line 7 Additions, 999 Randall Street, Site Plan Review

Motion by Commissioner Degeus with second by Commissioner Henry to approve the Site plan for Fairlife, Line Additions, 999 Randall Street with the following conditions: Motion carried unanimously.

- *Submission of projected flow and loadings data along with current on-site pretreatment capacity to the City Engineer and City Wastewater Treatment Operator, including completion of Industrial Pretreatment Nondomestic User Survey/Permit Application*
- *Identify location of wastewater connection to City system and whether proposed additions will alter this location*
- *Apply for both Right-of-Way and Flat Work Permits at the time of construction*

Discussion/Action – QLS Transportation, 287 48th Avenue, Preliminary Site Plan Approval

Motion by Commissioner Degeus with second by Commissioner Weise to approve the proposed use and approve the Preliminary Site Plan with the following conditions: Motion carried unanimously.

- *Applicant includes all information required for final site plan review per Section 1284.05. This includes:*
 - *Site Topography*
 - *Landscape Plan*
 - *Lighting Plan*
 - *Architectural Building Elevation*
 - *Driveways, Parking Areas, and Circulation*
 - *Stormwater Drainage*
 - *Utilities and Wastewater Infrastructure*
 - *Fire Access and Suppression Information*
- *Applicant incorporates landscape buffer around site per Section 1285.04 and provides berm and fencing around parking areas per Section 1285.03*
- *Applicant will construct the entirety of the rear parking lot in asphalt*

Discussion/Action – QLS Transportation, 287 48th Avenue, Preliminary Site Plan Approval

- *Proposed parcels for site are combined into one parcel*
- *Applicant will submit a proposed building elevation to be constructed of high-quality building materials to satisfy Section 1264.09*
- *Planning Commissioners recommended better features for the building instead of such large spans of steel and they want the north and south sides to match as building fronts*

Planning Commission Information

- *City Council Meeting Minutes*
- *Fire Authority Meeting Minutes*
- *June Building Permits*

Planning Director Comments NONE

Planning Commissioner Comments NONE

Adjourn-Being no further discussion, Chairman Heinz adjourned the meeting at 6:42 p.m.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk