



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

August 21, 2023

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

Commissioners Present:

Anthony Henry	Duane Young
Thomas Heikoop	Co-Chair Ross Conran
Tara Weise	Chairman Heinz

Commissioners Absent: Commissioner Wilson

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Weise to approve the minutes of the Planning Commission meeting of July 17, 2023. Motion carried unanimously.

Public Hearing/Special Guests

Public Hearing – R-4, Multi-Family Dwelling, Height Main Building, Chapter 1250

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

No public comments were made.

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

Citizens Input and Suggestions: NONE

Discussion/Action

R-4, Multi-Family Dwelling, Height Main Building, Chapter 1250

Discussion was held on amending the ordinance in Chapter 1250 by changing the maximum building height in the R-4 zoning district from thirty-five (35) feet to forty-five (45) feet. Amending the ordinance would align the ordinance with the Master Plan.

Commissioner Young asked if the Master Plan could be amended instead of the ordinance?

Commissioner Weise asked Commissioner Young if he was proposing to change the Master Plan to a maximum of three (3) story buildings in the R-4 zoning district. Commissioner Young stated yes.

Concerns of additional congestion that four (4) stories may create, was discussed. Commissioner Weise stated that congestion can be managed through traffic studies, etc.

Discussion/Action continued

R-4, Multi-Family Dwelling, Height Main Building, Chapter 1250

Commissioner Weise stated that the Master Plan is designed to inform us which way the city wants to go in the future.

Planning Director, Victor Vuong stated that the Master Plan is a vision that the community wants for the future and in order to achieve that vision, ordinances should align with the Master Plan because the Zoning Ordinance is the legal binding document that is enforceable.

Commissioner Young stated that a pattern is currently being set for the four (4) story apartment buildings as several neighboring cities and townships have them.

Commissioner Henry stated that the overall look of the four (4) story buildings would be too tall and bring property values down.

Commissioner Young stated that the change came about because of HOM Flats, and we shouldn't change our ordinances to accommodate their needs, or any developer's needs.

Commissioner Weise stated that the Commission needs to set HOM Flats aside for now.

Commissioner Conran stated that we, the city, have been asked to plow and plant, and HOM Flats just reaps. Commissioner Conran stated that we should not be a part of the HOM Flats game, and we should not be involved in this as developers or co-developers.

Commissioner Heinz asked if this would open the city up for legal issues if the change to forty-five (45) feet was not made. Planning Director Victor Vuong stated that he could send this to the city's Legal Counsel for review and opinion.

Commissioner Heinz stated that he would not have a problem with the forty-five (45) foot height if it were not allowed right in the heart of the city.

Further discussion took place on roof peaks, flat roofs, maximum height per building story, etc.

Motion by Commissioner Conran with second by Commissioner Weise to approve the ordinance amendment to Chapter 1250 for a change to the R-4 Building Height from thirty-five (35) feet maximum to forty-five (45) feet maximum. Commissioner Heinz supported the motion. Commissioners Henry, Young, and Heikoop opposed. Motion failed due to tie vote.

Planning Director Victor Vuong informed the Commission that they now need to either discuss the issue further during this meeting, place it on the next month's agenda, or send it to Council.

Commissioner Young stated that the Planning Commission can only make recommendations for changes to the Council.

Commissioner Conran stated that it is required by law to change sure the ordinances to align with the Master Plan. Mr. Conran stated further that "we don't have to like the changes, but we have to make them."

Planning Director Victor Vuong stated that he should be done going through the Master Plan within the next couple of months and he will present the Commission with a list of items that should be discussed, whether it's to change or remove, for them to update.

Commissioner Henry suggested that Mr. Vuong check on other suggested changes to the ordinances that need to be addressed so that the Planning Commission can avoid getting caught in this similar type of situation again.

Planning Commission Information

- *July 2023 – City Council Meeting Minutes*
- *July 2023 – Downtown Development Authority Meeting Minutes*
- *July 2023 – Fire Authority Meeting Minutes*
- *July 2023 - Permits*

Planning Director Comments

- *Planning Director Victor Vuong thanked all the Commissioners for their hardwork.*
- *New Site Plan for the Dairy may be presented at the September meeting.*

Planning Commissioner Comments NONE

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 7:04 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk