



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

October 16, 2023

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

Commissioners Present: Anthony Henry Duane Young
 Sarah Wilson Co-Chair Ross Conran
 Tara Weise Chairman Heinz

Commissioners Absent: Commissioner Heikoop

Motion by Commissioner Young with second by Commissioner Wilson to excuse the absence of Commissioner Heikoop. Motion carried unanimously.

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Wilson to approve the minutes of the Planning Commission meeting of August 21, 2023. Motion carried unanimously.

Addition to Agenda

Motion by Commissioner Young with second by Commissioner Weise to add presentation and discussion of conceptual plan for apartment complex by Westwind Builders, at 49 S. 64th Avenue to be added to Discussion/Action Item 6. F. on the agenda. Motion carried unanimously.

Public Hearing/Special Guests NONE

Citizens Input and Suggestions: NONE

Discussion/Action

Site Plan Review for Fairlife, LLC., Wastewater Pretreatment Addition

Motion by Commissioner Conran with second by Commissioner Weise to approve the site plan for Fairlife, LLC., for a Wastewater Pretreatment addition of 7038 sf. With the following conditions: Motion carried unanimously.

- 1. Drainage must be reviewed and approved by the City Engineer and/or the Ottawa County Water Resources Commissioner prior to the issuance of a Flat Work Permit and Building Permit.***
- 2. Obtain a Flat Work Permit and Building Permit before beginning construction.***
- 3. Obtain an SESC Permit from Ottawa County Water Resources Commissioner, if applicable.***
- 4. Utilities shall be coordinated with the City Engineer and Department of Public Utilities.***
- 5. Separate sign permits will be needed for any additional signs, if applicable.***
- 6. Provide Domestic Sanitary Plumbing Plans to the City of Coopersville.***

Discussion/Action continued

Site Plan Review for Luther Leasing, LLC., 920 & 770 O'Malley Drive

Motion by Commissioner Wilson with second by Commissioner Young to approve the site plan for Luther Leasing, LLC., 920 & 770 O'Malley Drive to enlarge and enclose the northeast storage building which will be an addition of 9000 sf., with the following conditions: Motion carried unanimously.

- 1. Obtain a Building Permit and Flat Work Permit before beginning construction.**
- 2. Separate sign permits will be needed for any additional signs, if applicable.**

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

Commissioner Young stated that the size of our city is smaller than the other municipalities that were used for ordinance comparisons and when big changes occur in smaller cities it really stands out.

Commissioner Conran stated that our Master Plan has already changed the ordinance for us as the laws state that the ordinances must match our Master Plan. The Master Plan was presented to both the Public and the Planning Commission and approved without any objections to the change in building heights.

Commissioner Young stated that he disagrees that the Master Plan should change our ordinances. Commissioner Young believes that McKenna made a mistake when they prepared our Master Plan.

Commissioner Weise recently visited several surrounding communities that have housing complexes with three (3) or more story buildings and she believes by defining building height and how the height is to be measured will correct the current issue with the R-4 ordinance on Building Heights.

Commissioner Young stated that he is not opposed to apartment complexes, he just doesn't believe that the Master Plan should change the ordinances.

Commissioner Heinz stated that he doesn't believe we need to change the R-4 Ordinance on building heights as it has been this way since 1971 and it has been working since then.

***Commissioners agreed that they should, and will review Item 6.D., Measuring Building Height (Define Building Height) on the agenda before, voting on the R-4 Building Height, Chapter 1250 changes. Action was tabled until after the "Definition of Measuring Building Height" Item 6.D. was discussed and voted on.*

Measuring Building Height (Define Building Height)

Commissioner Weise stated that the definition for building height should be the same as the current Michigan Building Code.

Commissioner Wilson stated that the definition for building height should be the same as the current Michigan Building Code.

Motion by Commissioner Wilson with second by Commissioner Weise to initiate an ordinance amendment for "Measuring Building Height (Define Building Height) for Building Height, and Grade and all future changes in the Michigan Building Code referring to Measuring Building Heights and Grades. Motion carried with Commissioner Young opposing. The ordinance amendment will be prepared and will be presented later.

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

Motion by Commissioner Young with second by Commissioner Conran to deny any changes to the ordinance for the R-4, Multi-Family Dwelling, Height Main Building. Motion carried unanimously.

Discussion/Action continued

PUD Flexibility (Modifications/Departures/Deviations)

Motion by Commissioner Conran with second by Commissioner Wilson to initiate a Zoning Ordinance amendment to add Section 1264.03(k) with the following proposed language and for the public hearing of this amendment to be held at a future meeting: Motion carried with Commissioner Young opposing.

1264.03(k) Modifications

- 1.) To encourage flexibility and creativity consistent with the intent of the PUD, the City Council, after recommendation by the Planning Commission, may permit modifications from the density, area, height, and placement requirements stated in Section 1264.08 and 1264.09.
 - a. Any regulatory modifications shall be approved through a finding by the City Council, after recommendation by the Planning Commission, that the modification results in a higher quality of development than would be possible using conventional zoning standards.
 - b. All deviations from dimensional requirements shall be listed in the table of modifications required in subsection c below. Unless modifications are specifically requested and approved by the City, the site plan shall comply with the appropriate requirements as specified in Section 1264.08 or 1264.09, whichever is applicable.
 - c. Table of modifications. The application shall include a concept plan narrative that contains a table detailing all modifications from the use, density, area, height, and placement requirements of Section 1264.08 or 1264.09. The table shall also detail all modifications from off-street parking regulations, general provisions, or subdivision regulations that would otherwise be applicable to the uses and development proposed in the absence of the proposed PUD. This table shall clearly identify the allowed regulation in comparison to the requested modification.

49 South 64th Avenue – Westwind Builders

Pete Oleszczuk of Westwind Builders presented a conceptual plan for a 224-unit apartment complex at 49 South 64th Avenue. Mr. Oleszczuk stated that these units would be market rate units. No HUD or income-based units, and the facility would have a Property Management Company to maintain them and an on-staff leasing and maintenance employee.

Commissioners inquired about traffic studies, stating further, that this will need to be completed.

Mr. Oleszczuk stated that it will take some time to have the actual site plan completed for submittal.

Planning Commission Information

- *August 2023 – City Council Meeting Minutes*
- *August 2023 – Downtown Development Authority Special Meeting Minutes*
- *August 2023 – Fire Authority Meeting Minutes*
- *August 2023 – Permits*
- *September 2023 – City Council Meeting Minutes*
- *September 2023 – Downtown Development Authority Meeting Minutes*
- *September 2023 – Fire Authority Meeting Minutes*
- *September 2023 – Permits*

Planning Director Comments

Planning Director Victor Vuong thanked all the Commissioners for their hard work and attendance tonight.

Planning Commissioner Comments NONE

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 7:42 P.M.