



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

November 20, 2023

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

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

Commissioners Absent:

Commissioner Daniel Bowman and Commissioner Thomas Heikoop

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Weise to approve the minutes of the Planning Commission meeting of October 16, 2023. Motion carried unanimously.

Public Hearing/Special Guests:

Public Hearing – Add Definitions for Building Height & Grade Plane (1240)

Motion by Commissioner Conran with second by Commissioner Weise to open public hearing at 6:05 P.M. to discuss addition of definitions for Building Height & Grade Plane. Motion carried unanimously.

Planning Director Vuong provided a summary of the proposed ordinance amendment involving the definition for building height and grade plane based off discussions held at the October 16, 2023 Planning Commission meeting. This proposed ordinance amendment would align the City ordinance with the definition in the Michigan Building Code.

No public comments were made.

Motion by Commissioner Conran with second by Commissioner Wilson to close the public hearing at 6:15 P.M. Motion carried unanimously.

Public Hearing – Add Modifications Section for PUD's (Chapter 1264)

Motion by Commissioner Wilson with second by Commissioner Henry to open public hearing at 6:16 P.M. to discuss adding modifications section for PUD's. Motion carried unanimously.

Planning Director Vuong provided a summary of the proposed ordinance amendment involving the modifications section 1264.03(k) for PUD's based off discussions held at the October 16, 2023 Planning Commission meeting. 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 Chapter 1264 and all other applicable regulations.

No public comments were made.

Motion by Commissioner Wilson with second by Commissioner Weise to close the public hearing at 6:18 P.M.
Motion carried unanimously.

Citizens Input and Suggestions:

NONE

Discussion/Action

Ordinance Amendment to Add Definitions for Building Height and Grade Plane (Chapter 1240)

Discussion was held on amending the ordinance in Chapter 1240 by adding a definition for the Building Height and Grade Plane.

Commissioner Conran discussed the Master Plan advising that the public was involved within the process of developing the plan and there was discussion about building height.

Commissioner Weise voiced concerns with defining this ordinance to the mid-point of the roof following the recent approval by City Council to change the building height in a R4 district to 45'. Advising that this change could potentially increase the total height of a building to more than 55' depending on the overall pitch of the roof.

Commissioner Henry stated that he would like to align the ordinance with the Michigan Building Code but feels that an overall pitch of a roofline of 55' is too tall.

Motion by Commissioner Wilson with second by Commissioner Conran to approve the proposed ordinance amendment to Chapter 1240 to add a definition for Building Height and Grade Plane to align with the Michigan Building Code.

Motion carried unanimously.

Discussion/Action continued

Ordinance Amendment to Add Modifications Section for PUD's (Chapter 1264)

Discussion was held on amending the ordinance in Chapter 1264 to add 1264.03(k) modifications section for PUD's.

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 this Chapter and all other applicable regulations.
 - 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 this Chapter and all other applicable regulations.
 - 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 this Chapter and all other applicable regulations. 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.
 - d. Regulatory modifications shall not be required to receive variance approvals from the Board of Zoning Appeals. No part of this PUD process of the approved site plans may be appealed to the Board of Zoning Appeals. This provision shall not preclude an individual lot owner from seeking a variance following final approval of the PUD, provided such variance does not involve alterations to open space areas or other major elements of the approved PUD site plan.

Motion by Commissioner Conran with second by Commissioner Weise to approve the proposed ordinance amendment in Chapter 1264 to add modifications section for PUD's as presented.

Motion carried unanimously.

Planning Commission Information

- *September 2023 – City Council Special Meeting Minutes*
- *October 2023 – City Council Meeting Minutes*
- *October 2023 – Downtown Development Authority Meeting Minutes*
- *October 2023 – Fire Authority Meeting Minutes*
- *October 2023 – Board of Zoning Appeals Meeting Minutes (x2)*
- *October 2023 – Permits*

Planning Director Comments

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

Planning Commissioner Comments NONE

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 6:52 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk