



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

December 18, 2023

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

Commissioners Present:

Daniel Bowman	Sarah Wilson
Thomas Heikoop	Co-Chairman Ross Conran
Anthony Henry	Chairman Michael Heinz
Tara Weise	

Commissioners Absent: NONE

Approval of Minutes:

Motion by Commissioner Conran with second by Commissioner Weise to approve the minutes of the Planning Commission meeting of November 20, 2023. Motion carried unanimously.

Public Hearing/Special Guests: NONE

Citizens Input and Suggestions: NONE

Discussion/Action

Site Plan Review for Merlin Enclosure, 363 Main Street

Discussion was held on the proposed enclosure for the Merlin Train Car at the historical museum.

Commissioners inquired on the roof pitch not being the same as the museum building, the sill that will go on the outside does not match identically to the sill on the museum building, and if the windows will have protection in them to protect the train car from the sunlight.

City Manager, Dennis Luce explained to the Commission that the funding for the enclosure has not yet been approved by the City Council. The City intends to withdraw funds from the Coopersville Area Community Foundation and the Historical Society has been raising money to go towards the project along with a donation of \$50,000.00 received from an anonymous donor. Mr. Luce stated that the first phase of the project will cost approximately \$150,000.00.

Mr. Luce explained that he will address the Commissions concerns on this project, and they intend to use the same exact footprint that currently exists.

Motion by Commissioner Conran with second by Commissioner Heikoop to approve the Site Plan for the Merlin Enclosure as presented without any further conditions. Motion carried unanimously.

Discussion/Action continued

Amendment to Chapter 1292 to add references to “Land Transfer’s.”

Motion by Commissioner Weise with second by Commissioner Wilson to recommend to the City Council to adopt the proposed Ordinance Amendment to Chapter 1292, to allow language in the ordinance to regulate land transfers. Motion carried unanimously.

Solar Energy Systems Regulations

Discussion was held on ground mounted solar panels, and which zoning districts they should be allowed in.

Planning Director, Victor Vuong stated that the City has been allowing roof-mounted solar panels as an accessory use on principal structures because they do not increase the lot coverage and have little to no impact on the surrounding area, but in contrast, the ground-mounted solar panels do increase the lot coverage, which is why City Staff is requesting the planning Commission to discuss how they should be regulated.

Planning Director, Victor Vuong stated that the City is not required to allow ground-mounted solar panels.

Commissioners were all in agreement that roof and wall mounted solar panels should be allowed in all zoning districts.

All Commissioner’s, except Commissioner Bowman, were in favor of allowing ground-mounted solar panels in all zoning districts with regulations.

Commissioners directed Staff to draft solar energy regulations as discussed and present them at a future meeting.

Planning Commission Information

- *November 2023 Permits*
- *Coopersville/Polkton Fire Department Meeting Minutes of November 8, 2023*

Planning Director Comments

Planning Director Victor Vuong wished all the Commissioners a Merry Christmas and a Happy New Year.

Planning Commissioner Comments

A couple of the commissioners commented about a constant foul smell on 64th Avenue. A request to check the berm between Setter’s and St. John’s Truck Repair was made. Next meeting will be held on January 18, 2024.

Adjourn

Being no further discussion, Chairman Heinz adjourned the meeting at 6:57 P.M.

Michael Heinz, Chairman

Kimberly Borgman, City Clerk