



**Minutes of the Special Meeting of the
Cedar Springs Planning Commission**

**Tuesday, September 20, 2016
7:00 p.m.**

**Cedar Springs City Hall
66 S. Main St.
Cedar Springs, Michigan**

1. The Meeting was Called to Order by Chairperson **Craig Owens** at 7:01 p.m. The Pledge of Allegiance was recited.

2. <u>ROLL CALL:</u>	Ms. Lisa Atchison	Present
	Mr. Dale Bray	Present
	Mrs. Kathy Bremmer	Present
	Mr. Clint Conley	Present
	Ms. Sherri Foster	Present
	Mr. Jerry Hall	Present
	Mr. Perry Hopkins	Arrived 7:54pm
	Mr. Mark Laws	Present
	Mr. Craig Owens, Chairperson	Present

3. City Planner **Carmine Avantini**, City Manager **Michael Womack**, City Clerk **Rebecca Newland** were in attendance.

4. **Motion by Atchison, supported by Bray, to approve the minutes of the August 9th, 2016 Regular Meeting.**

VOTE: 8 – 0, (Hopkins was absent for vote) Motion Carried.

5. **Motion by Bremmer, supported by Conley, to approve the agenda with addition of 8C site plan Review, Biggby Coffee.**

VOTE: 8 – 0, (Hopkins was absent for vote) Motion Carried.

6. Public Comments.

None

7. SCHEDULED PUBLIC HEARINGS.

A. Motion by Atchison, supported by Bray, to open public hearing on Special land use as requested by Biggby Coffee for property located at 14411 White Creek Ave NE Cedar Springs, MI 49319.

1. Staff Comments

Avantini reviewed his letter dated August 22nd, 2016. **(Attached Item A)** The proposed special land use for a drive through was not supported by **Avantini**. Ordinance requires consider impacts to other tenants. He feels that the space on the north end of the building needs to be widened to accommodate two 12 feet wide one-way lanes because of safety concerns. **Foster** asked the minimum recommendation for lane width. **Avantini** recommended a minimum of two 10 feet wide one way lanes. **Bremmer and Hall** discussed current designated signs for one way. **Avantini** at this time the location does not currently have designated one way signs.

2. Public Comments

a. In favor

Robert Garza co-owner of Biggby Coffee reported that he has been working on this project since November 11th, 2014. He reports that he expects at least 70% of his business to come from the drive through window proposed. He provided members with pictures of two cars that are able to pass through the current available drivable space. He expressed concern with adding two lanes because he believes that it will cause a speeding concern. **Laws** asked if estimated 5 feet could be paved. **Avantini** remarked that the space can be paved up to the property line. **Garza** remarked that the pavement can be added, but dictated by his lease agreement the charge to do so would be billed to the tenant. He commented additionally that the space on the north side of the building would likely be unnecessary for most of the business day because 9 cars can fit in the drive through before it could be a problem and most deliveries happen after the morning rush because other businesses do not open until 9am.

Deb Garza co-owner of Biggby Coffee reports that it is unlikely to have 15 cars backed up at any one time and the need for a double lane could cause additional problems such as the inside lane needing to exit the drive through. Discussion continued when **Foster** inquired about high use times. **R.Garza** responded that most of the daily business would happen between 6am-9:30am and would be open 7 days a week from 5am-8pm.

b. No opposing public comment

3. **Motion by Owens, supported by Bremmer to close the public hearing.**

VOTE: 8 – 0, (Hopkins was absent for vote) Motion Carried.

B. **Motion by Hall, supported by Bray, to open public hearing for condominium subdivision at Prairie Run North for Allen Edwin homes Located at the NE ¼ section 25, Cedar Springs, MI 49319.**

1. Staff Comments

Avantini reviewed his letter dated August 22nd, 2016. **(Attached Item B)** The proposed condominium subdivision at Prairie Run North was supported by **Avantini** with four contingencies, 1)Installation of a temporary turnaround at the end of the proposed road on Pioneer Trail; 2)The planting area for street trees around the Wagon Wheel Court cul-de-sac be made wider by pushing the sidewalk back farther toward the building envelopes; 3)Review and approval of the condominium documents by the City Attorney; and 4)Review and approval from other applicable departments and agencies. **Foster** expressed concerns with the Condominium by-laws and referenced 8.3 G-I. **Avantini** reported they were written by the applicant. **Bray** expressed concern with condominiums would not sell in the area and asked why the property was not platted. **Avantini** reported that the condominium land is nearly the same as the platted land, but it does not take as long in the review process.

2. Public Comments

a. In favor

Dan Larabel project manager for Allen Edwin homes reports that the land was a plat, but it expired. He reported no relative difference in the site condominiums and a plat as the sites will later be split. He reports that the by-laws are in place until the developer is finished and then at that point the by-laws will dissolve or the community will create and association. The 33 unit will have a 2 and 3 car garage option and will have a retention basin for storm water. **Hall** asked who would maintain the basin and the required widening of the cul-de-sac. **Larabel** reported that the developers will maintain the basin until the developer is finished and at that time the city would maintain the basin and split the charges incurred for repairs to the residents and that they will make changes as needed to comply. **Avantini** reported that the city council would need to approve of taking over the basin.

b. Opposed

Andrew Thompson current resident of Prairie Run expressed traffic concerns related to the temporary cul-de-sac. He reported concern that if the developers want to again add on

that the traffic will be too excessive for one drive. **Avantini** agreed if in the future the developers wish to continue to develop that traffic will be an issue and traffic studies will likely need to be done to address the issue.

Suzanne Neiderheid current resident of Prairie Run expressed concerns with the location of the water basin. She reports that there is already an existing problem with storm drainage and water pressure continues to diminish as more homes are added to the development. **Avantini** expressed that the city Engineering will review the retention basin and that it will likely resolve the existing issue as well.

3. Motion by Bremmer, supported by Atchison to close the public hearing.

VOTE: 8 – 0, (Hopkins was absent for vote) Motion Carried.

8. NEW BUSINESS.

A. Revised Preliminary site Condominium Review, Prairie Run North (Proposed Run No.5.

Motion by Owens, supported by Bremmer, to approve the Preliminary site Condominium Review with contingencies listed; 1) Installation of a temporary turnaround at the end of the proposed road on Pioneer Trail; 2) The planting area for street trees around the Wagon Wheel Court cul-de-sac be made wider by pushing the sidewalk back farther toward the building envelopes; 3) Review and approval of the condominium documents by the City Attorney; and 4) Review and approval from other applicable departments and agencies.

VOTE: 8 – 0, (Hopkins was absent for vote) Motion Carried.

B. Special Land Use Review, Biggby Coffee

Motion by Atchison, supported by Conley, to approve special land use as is with no changes needed.

Roll call vote denied. Motion Failed.

Motion by Bremmer, supported by Bray, to approve special land use as is with contingency that the 5ft on the NW side of building be paved.

VOTE: 0 – 0, Motion Withdrew.

Motion by Hall, supported by Atchison, to approve special land use as is with contingency that the parking and proper signage is provided by the landlord.

VOTE: 9 – 0, Motion Carried.

C. Site Plan Review, Biggby Coffee

Motion by Owens, supported by Hopkins, to approve site plan review with a contingency of placing the proper lighting in the drive through area.

VOTE: 9 – 0, Motion Carried.

9. OLD BUSINESS.

A. Master Plan – distributed soon

Avantini and staff will be identifying who to distribute in the next couple of weeks.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. There was no correspondence.

B. Staff Comments

1. City Manager **Womack** was pleased to see the attendance and active participation.

C. Planning Commission Members

1. **Bremmer** welcomed new City Clerk. **Foster** inquired about next planning commission meeting and City Manager will let counsel know very shortly if there will be a need for the next meeting.

11. Report of the City Council Representative-No Report.

12. Report of the Planning Consultant- No Report

13. Adjournment

Motion to adjourn meeting by Owens, supported by Foster.

VOTE: 9-0 Motion Carried.

The meeting adjourned at 8:46pm.

Rebecca Newland, City Clerk

Craig Owens, Chairperson