



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, October 3rd, 2017

7:00 p.m.

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

1. **Owens** called the Meeting to Order at 7 pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Ms. Lisa Atchison	<u>Present</u>
Mr. Dale Bray	<u>Present</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley	<u>Present</u>
Mr. Jerry Hall	<u>Absent</u>
Mr. Perry Hopkins	<u>7:04 pm</u>
Mr. Mark Laws	<u>Present</u>
Mr. Craig Owens, Chairperson	<u>Present</u>
Mrs. Renee Race	<u>Present</u>

3. Recognition of planning officials, engineering or legal representation.

Timothy Johnson (City Planner), Michael Womack (City Manager), and Rebecca Newland (City Clerk).

4. Motion to approve the minutes of the Regular Meeting September 5th, 2017.

Motion by **Bray** supported by **Atchison** to approve the minutes of the Regular Meeting September 5th, 2017.

Voice Vote

7-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Bray** supported by **Atchison** to approve the agenda as presented.

Voice Vote

7-0

Motion Carried.

6. PUBLIC COMMENTS.

Those citizens wishing to speak on agenda and non-agenda items will be allowed a maximum of four minutes each to address their concerns. This is the only time during the meeting that citizens are allowed to address the Planning Commission. Please state your name and address for the record.

Joel Franks was in support of keeping beehives in the city. He stated that yellow jackets give honey bees a bad reputation. He shared several area schools that have honey bee hives on playgrounds/school grounds.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

A. Culver's Special Land Use

Motion by **Bremmer** supported by **Hopkins** to open the public hearing at 7:09pm.

Voice Vote

7-0

Motion Carried.

Johnson reviewed his report.

Gary Coleman stated that 40-50% of business goes through the drive through and customers that change their mind regarding the drive through would only have to wait 30-60 seconds with the one lane drive through. He stated that they have found the one way drive through to be very effective at their many other locations. **Jeff Brinks** of Venture Engineering stated that they evaluated similar restaurants in the city for the number of required parking spaces. They found that many sites lacked the proper required spaces. Some included 45 fewer spaces than required. The applicant would like to request a sidewalk waiver and sign variance. He said that Culvers would be happy to extend the sidewalk if one is installed on White Creek. He stated that Kent County Road Commission has approved the sanitary force main.

Public Comment: None.

Motion by **Hopkins** supported by **Atchison** to close the public hearing at 7:42 pm.

Voice Vote

7-0

Motion Carried.

9. NEW BUSINESS.

A. Culver's Site Plan & Special Land Use

Commission discussed the suggestions of the City Planner.

Motion by **Owens** supported by **Hopkins** to approve the Site Plan and Special Land request from CS Burger, LLC for a Special Land Use permit to establish a Culver's Restaurant with a drive through window on property at 13900 White Creek Avenue being Tax Parcel numbers 41-02-36-100-035, 044 and 041 as the use described in the application materials and presented on the site plan dated 09-14-17 and 08-25-17 meets the Special Land use approval standards contained in Section 40-571 of the Zoning Ordinance and the site plan approval standards of Section 40-54 of the Zoning Ordinance. Approval is granted subject to the following conditions:

1. The applicant shall obtain the approval of the Cedar Springs City Council to transfer the property to the jurisdiction of the City of Cedar Springs from Solon Township in accordance with the Development Cooperation Agreement between the City of Cedar Springs and Solon Township.
2. The site plan set dated 09-14-17 and 8-25-17 shall be revised as follows:
 - a. Ten parking spaces to be deferred in accordance with the requirements of Section 40-519 of the Zoning Ordinance as the applicant has demonstrated that 78 parking spaces is sufficient for this use.
3. Recommends approval of landscape and sign regulations ~~as presented~~ as may be amended ~~ordinances~~ by the city council and then later approved administratively by the zoning administrator.
4. Recommends to the City Council the approval of a waiver from the sidewalk installation along White Creek Avenue. Planning Commission recommends approval of sidewalk waiver with the contingency that the sidewalk will be added if the need arises.
5. An access and 'maintenance agreement for the connection to the Citgo gas station must be provided to the City Manager before a building permit is issued.
6. A property line adjustment application must be approved by the City Assessor before a building permit is issued.
7. Compliance with the requirements of the City Engineer.

Voice Vote

7-0

Motion Carried.

10. OLD BUSINESS.

A. O'Reilly Auto Parts

Womack reported that the variance requested by ATB Investments was denied.

Motion by **Owens** supported by **Bremmer** to table until needed.

Voice Vote

7-0

Motion Carried.

B. Bee Ordinance

Owens would like to follow the best practices regarding the size lots for the maximum number hives. **Laws** wanted to see 2016 GAMPS specified in the ordinance. **Hopkins** supported by **Bremmer** wanted to add language regarding leaving sufficient honey during the winter. **Bray** supported by **Owens** with support from commission would like to see a privacy fence added to the ordinance to help prevent bees from coming directly into neighboring yards. **Owens** numbering section keeping of honey bees. **Laws** suggested removing ducks from item #3 keeping of honey bees.

C. Master Plan

There were no changes requested by the Planning Commission to the Master Plan.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.

1. Decision of the ZBA Variance Request (2nd Meeting)
2. Sec. 40-545. - Specific sign standards. ordinance amendment-Passed by City Council
3. Sec. 40-49 (25) and Sec. 40-49(27). – Site plan of the code of ordinances amendment- Passed by City Council
4. Asking the City Council to pay for tree lighting on Main Street has been placed on the agenda for the next council meeting.

B. Staff Comments.

1. City Manager- Stated that he is happy that this Planning Commission is a working body. He stated that he met with the City Planner regarding the PUD Downtown. He stated that the PUD passed but does not specify zones. Someone could come in and request a PUD. He will continue to work on investigating the PUD.

D. Planning Commission Members.

Bremmer stated that K&A looks really nice and the hair salon has made the required changes to the front of their building.

Bray inquired about the work on the property across from Save A Lot.

Hopkins stated that he did not step down from Planning Commission, but asked to not be reappointed.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hopkins reported on the City Manager's Review and the upgraded water main.

13. REPORT OF THE PLANNING CONSULTANT.

Johnson suggested that the applicant makes remarks before he reviews his report.

14. ADJOURNMENT.

Motion to by **Hopkins** supported by **Bray** to adjourn at 8:48 p.m.

Voice Vote

7-0

Motion Carried.

Rebecca Newland, City Clerk

Craig Owens, Chairperson