



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, November 14th, 2017

7:00 p.m.

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

1. **Owens** called the Meeting to Order at 7:02pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Ms. Lisa Atchison	<u>Absent</u>
Mr. Dale Bray	<u>Excused</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>
Mr. Perry Hopkins	<u>Present</u>
Mr. Mark Laws	<u>Excused</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 October 3rd, 2017.

Motion by **Bremmer** supported by **Hopkins** to approve the minutes of the Regular Meeting October 3rd, 2017 with the change to 9A-3 strike as presented and ordinances from record.

Voice Vote

6-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Hall** supported by **Hopkins** to approve the agenda as presented.

Voice Vote

6-0

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.

None.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

None.

9. NEW BUSINESS.

- A. City Planner sign ordinance amendments
 - a. Summary of proposed sign amendments
 - b. City Manager proposed sign amendment edits

Johnson reviewed his report. **Hall** inquired in regards to menu board signs. **Johnson** stated that language was added so that menu board signs are exempted if placed in a drive through lane. **Bremmer** would like to have some information if main street businesses could be required to have building numbers. **Womack** will investigate to see if the International Property Code.

Changes discussed:

Revise:

- The total number of free standing signs shall not exceed one sign for every 33 feet of lineal road frontage per parcel.
- A digital sign shall not exceed a maximum illumination of 3,000 nits (candelas per square meter).
- The dwell time, defined as the interval of change between each individual message, shall be at least ten seconds
- Replace with the City planner Language: A temporary sign shall not be displayed for longer than 7 consecutive days, nor more than 10 days within any 30 days without a permit.

- Temporary Signs are permitted, provided that the square footage of a single sign shall not exceed six sq. ft. and the total square footage of all temporary signs shall not exceed 12 square feet.
- Each permitted sign shall not exceed 50 square feet in area.
- Ground Signs. One permanent ground sign is permitted per parcel except as may be permitted by Section 40-549 (2) according to the following requirements:
 - The size of the sign shall not exceed 100 square feet in area per sign face
 - The height of the sign shall not exceed six/ten **[Planning Commission to decide at next meeting]** feet. ----*Mike will measure some signs in the HC district.*
- *Sandwich board signs.* Sandwich board or portable A-frame signs are permitted in the B-1, B-2, B-3, MU, and H-C Districts subject to the following requirements: **[HC District to be remain]**

Motion by **Owens** supported by **Hopkins** to set a public hearing for December 5th, 2017.

Voice Vote

6-0

Motion Carried.

- B. Culver's distance correction
 - a. 164.36 feet to approximately 40 feet to coincide with the land split request.
- C. Industrial section table of uses additions
 - a. Trucking yard or terminal
 - b. Solar/Wind Farm

Conley stated that he would like to see Data Centers/Information Centers added. **Hall** didn't see Medical Marijuana grow/dispensary as a permitted use. **Hopkins** inquired about wineries, distillery, brewery. **Bremmer** unclassified special land use from Allegan. **Johnson** stated that this would not be appropriate for the City because of the Michigan Supreme court decision on Special Land Uses.

- D. Sec. 40-447. - Landscaping requirements.

10. OLD BUSINESS.

- A. Bee Ordinance
 - a. Lot size requirements in line with GAMPS suggestion
 - b. Addition of following GAMPS 2016
 - c. Addition of Leaving Sufficient Honey for bees during the winter
 - d. Addition of 6 foot Privacy Fence
 - e. Numbering section of keeping of honey bees
 - f. Removal of duck language

Motion by **Hopkins** supported by **Owens** to recommend to city council and to set a public hearing for City Council.

Voice Vote

6-0

Motion Carried.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.

1. Decision of the City Council regarding Culvers sidewalk deferral.
2. Decision of the City Council regarding tree lighting on Main Street.

B. Staff Comments.

1. City Manager.
2. City Clerk- Dates for next year's meetings.
Planning Commission wanted to reschedule January, April, and November meeting dates due to conflicts

C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

13. REPORT OF THE PLANNING CONSULTANT.

14. ADJOURNMENT.

Motion by **Hall** supported by **Hopkins** to adjourn at 8:37pm.

Voice Vote

6-0

Motion Carried.

Rebecca Newland, City Clerk

Craig Owens, Chairperson