



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, July 10, 2018

7:00 p.m.

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

1. **Owens** called the meeting to order at 7:00pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Mr. Dale Bray	<u>Present</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley, Vice-Chairperson	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>

Mr. Daniel McGrath	<u>Excused</u>
Mr. John Nixon	<u>Present</u>
Mrs. Renee Race	<u>Present</u>
Mr. Craig Owens, Chairperson	<u>Present</u>

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

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

4. Motion to approve the minutes of the Regular Meeting May 01, 2018.

Motion by **Bray** supported by **Nixon** to approve the minutes with the correction to the motion under item 4 to change to Motion by Hall supported by McGrath.

Voice Vote

7-0

Motion Carried.

5. APPROVAL OF AGENDA.

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

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 if you would like.

Duane McIntyre- stated that he has been working towards completing the amphitheater, but it is taking longer than he had hoped.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

Hall has had discussions with the City Manager regarding the proposed Hotel.

8. SCHEDULED PUBLIC HEARINGS.

A. None.

9. NEW BUSINESS.

- A. Site Plan Review-Cedar Springs Hospitality LLC 76 Unit Hotel
 - a. Site Plan Application
 - b. Site Plan Checklist
 - c. Development Narrative
 - d. Site Civil Plan set
 - e. Architectural Plan set
 - f. Storm water Management Design

Kendal Deck reviewed the site plan for the proposed 76 unit hotel. They would like to begin construction in August. **Womack** stated that the proposed ordinance changes were not specifically for this project, but they are ordinances that the Planning Commission has been working on. **Hall** requested that the site plan be revised to include room for a sidewalk. **Johnson** suggested revising the site plan to include future road connections. **Womack** will look into the north and south connection roads because they haven't been discussed yet.

- B. Lot Frontage Amendments and parking lot setback amendments

Johnson said that he would be reviewing the green belt requirement to see if it matches with the landscaping.

- C. Access Management Amendments

Planning Commission requested a Public Hearing for the Lot Frontage, parking lot setback and access management amendments.

10. OLD BUSINESS.

- A. Sec. 40-441 Accessory building current-ordinance
 - a. Draft alternative accessory building ordinance

Planning Commission requested the revisions be brought back to the next meeting.

- add drip edge/foundation language
- check the industrial uses and the exception of the same materials

- B. Table of uses DRAFT ordinance
 - a. Alternative permitted uses ordinance

Womack stated that this type of structure would be easier to understand. The planning commission was willing to make the change and would like to see the draft ordinance.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence.
 - i. 70 N. Main Sietsma Cider
 - ii. Culver's landscaping
- B. Staff Comments.
 - i. City Manager-none.
 - ii. City Clerk will be working on a revised Zoning map over the next few months.
- C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall reported that HRC will be the architect for the new Fire Station. He also reported that the city council has been working on an address policy and the storm drain.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bremmer** supported by **Conley** to adorn the meeting at 8:52 p.m.

Voice Vote

7-0

Motion Carried.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson