



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, October 2, 2018

7:00 p.m.

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

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

2. ROLL CALL:

Mr. Dale Bray	<u>Excused</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley, Vice-Chairperson	<u>Present</u>
Mr. Jerry Hall	<u>Excused</u>
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Mr. Daniel McGrath	<u>Present</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) and Michael Womack (City Manager)

4. Motion to approve the minutes of the Regular Meeting August 21, 2018.

Motion by **McGrath** seconded by **Bremmer** to approve the minutes of the Regular Meeting August 21, 2018.

Voice Vote

6-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Conley** seconded by **Race** 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 if you would like

Rose Powell inquired if the Prairie Run North was zoned for R-3. **Johnson** explained that both single family and multiple family homes/apartments are permitted in the R-3 zone.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

None.

9. NEW BUSINESS.

A. Updated Cedar Springs Zoning Map (changes since 2007)

Bremmer recommended some revisions: add number 11 to Rite Aid, add a number to Dollar Tree and remove the old library title. **Johnson** would like to see a revised date added under the title of the map.

a. Proposed Changes

Womack reported that he presented some proposed changes to consider before adopting a new zoning map. He would like to also consider the changes presented by the City Planner because the proposed changes are based on the current table of uses.

B. Proposed Alternate Format for Planning Ordinances

a. B-2

Womack reported that the outdoor dining would need to be revised so that the proposed change and the existing regulations do not conflict. **Bremmer** offered that each apartment should be required two spaces and have an animal relief area. **Owens** proposed that all drive through uses should be a Special Land Use. **Conley** suggested removing dancing and alcohol provisions from restaurants.

b. B-3

Conley proposed that all drive through should also be a Special Land Use.

c. MU

Johnson make a distinction regarding the temporary on going farmer markets Ex) except those authorized by ordinance number 203. He also suggested choosing a maximum number of dwelling units. The commission suggested a maximum of 4 dwelling units. **Womack** stated that there was interplay between the rezoning and dial back heavy uses in the MU district. **Johnson** stated that the previously approved MU district may have included industrial uses to accommodate the existing businesses. He suggested creating an industrial use for existing businesses. **Bremmer** would like to see draft refinements before the next meeting. **Owens** suggested that the board refine B2, B3, and MU before moving on to the other zones.

10. OLD BUSINESS.

None.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence.
 - i. Hotel Engineer Report
- B. Staff Comments.
 - i. City Manager
 - ii. City Clerk
- C. Planning Commission Members.

Bremmer thought the sidewalks were looking great.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

None.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bremmer** seconded by **McGrath** to adjourned the meeting at 8:11p.m.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson