



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, April 11th, 2017

7:00 p.m.

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

1. Call the Meeting to Order. Pledge of Allegiance.

2. ROLL CALL:

Ms. Lisa Atchison	_____
Mr. Dale Bray	_____
Mrs. Kathy Bremmer	_____
Mr. Clint Conley	_____
Ms. Sarah Hendricks	_____
Mr. Jerry Hall	_____
Mr. Perry Hopkins	_____
Mr. Mark Laws	_____
Mr. Craig Owens	_____

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

4. Motion to approve the minutes of the Regular Meeting March 7th, 2017.

5. APPROVAL OF AGENDA.

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.

7. SCHEDULED PUBLIC HEARINGS.

- A. PUBLIC HEARING FOR A SPECIAL LAND USE OF THE BROOK RETIREMENT FACILITY, 4170 SOLON RD, NE, CEDAR SPRINGS, MI, 49319: The applicant is seeking special land use approval for a Congregate facility (more than 20 adults 24 hours per day) on land located at 4170 Solon Rd., NE. The Municipal Code, Sec. 40-570 and 571 require approval from the Planning Commission for this request. The property is zoned AG-RES (a Solon Township designation), the applicant requests rezoning to a Cedar Springs designation, R-3, and Special Land Use approval in that district. The parcel number is 41-02-25-300-048.
- B. PUBLIC HEARING FOR THE ADOPTION OF THE PROPOSED MASTER PLAN FOR THE CITY OF CEDAR SPRINGS. In accordance with Michigan Planning Enabling Act (Act 33 of 2008), and related amendments, the City shall conduct a public hearing and shall also submit notice to each entity receiving the notice of intent to plan.

8. NEW BUSINESS.

- A. Special Land Use of the Brook Retirement Facility
- B. Adoption of the Proposed Master Plan
 - a. Small error on P.11/12 as reported by Kent County Road Commission
- C. Addition of new agenda item language: "Conflicts of interest and ex-parte communication inquiry" to comport with impartiality best practices.
 - a. Commission members shall declare a conflict of interest and abstain from participating in a hearing or deliberations on a request or application.
 - b. Commission members whom experience ex-parte communication with an applicant or any agent of an applicant are required to disclose the details of the communication.
 - c. Commission members shall state whether he/she believes he/she could impartially consider the request or application before the Commission.

9. OLD BUSINESS.

- A.
- B.
- C.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.

1. Strong Towns Workshop May 18, 2017 8:30am-4pm Grand Haven Community Center. Please let the Clerk know as soon a possible if you would like to attend. Reservations due no later than May 4, 2017 to the Clerk.

B. Staff Comments.

1. City Manager.

C. Planning Commission Members.

11. REPORT OF THE CITY COUNCIL REPRESENTATIVE.
12. REPORT OF THE PLANNING CONSULTANT.
13. ADJOURNMENT.