



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, February 06, 2018

7:00 p.m.

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

1. Call the Meeting to Order. Pledge of Allegiance.
Clerk issues the Oath of Office to Daniel McGrath.
2. ROLL CALL:

Mr. Dale Bray	_____
Mrs. Kathy Bremmer	_____
Mr. Clint Conley, Vice-Chairperson	_____
Mr. Jerry Hall	_____
Mr. Mark Laws	_____
Mr. Daniel McGrath	_____
Mr. John Nixon	_____
Mrs. Renee Race	_____
Mr. Craig Owens, Chairperson	_____
3. Recognition of planning officials, engineering or legal representation.
4. Motion to approve the minutes of the Regular Meeting January 09, 2018.
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. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

8. SCHEDULED PUBLIC HEARINGS.

- A. 40 W Beech SLU
 - a. Motion to grant the Special Land Use at 40 W Beech Street for a residential home that does not have main street frontage.
- B. 288 Main SLU
 - a. Site Plan and Special Land Use Review
 - b. Planner's Report
 - c. Engineer's Report
 - d. Motion to approve Site Plan and grant the Special Land Use at 288 Main for the use as a community center facility.
- C. Landscaping Ordinance
 - a. Motion to recommend approval of Landscaping Ordinance to City Council as presented.
- D. Site Plan Ordinance Amendment
 - a. Remove 40-56 (a)
 - b. Add language to allow permit a sketch plan that was denied by the Zoning administrator to be appealed to the planning Commission.
 - c. Sec. 40-49-Remove language regarding Zoning Administrator only reviewing accessory buildings less than 200 square feet?
 - d. Sec. 40-50-Include language requiring "and a high-resolution electronic copy" as part of application submission to Planning Commission
 - e. Motion to recommend approval of Site Plan Ordinance Amendment to City Council as presented.
- E. SLU Ordinance Amendment
 - a. Motion to recommend approval of Special Land Use Ordinance Amendment to City Council as presented.

9. NEW BUSINESS.

- A. PC Review

- a. Yearly Summary
 - i. 2016
 - ii. 2017
- b. Attendance Report

	1/10/17	3/7/17	4/11/17	6/6/17	7/11/17	8/8/17	9/5/17	10/3/17	11/14/17	12/5/17	Meetings Attended
Atchison	1	1	1	1	1	1	1	1	0	1	9/10
Bray	1	1	1	1	1	1	1	1	0	0	8/10
Bremmer	1	1	1	1	1	1	1	1	1	1	10/10
Conley	1	0	1	1	0	1	1	1	1	1	8/10
Hendricks	1	1	0	--	--	--	--	--	--		2/3
Hall	1	1	1	1	1	0	1	0	1	1	8/10
Hopkins	1	1	1	1	1	1	1	1	1	1	10/10
Laws	0	1	1	1	0	0	1	1	0	0	5/10
Owens	1	1	1	1	1	1	1	1	1	1	10/10
Race							1	1	1	1	4/4

B. Review Bylaws (Last Reviewed in May 2016)

C. Sec. 40-408. - Table of district regulations.

- a. Request to change maximum height from 45 ft to 50 ft and from 3 stories to 4 stories.
- b. If PC agrees to consider these changes we will set Public hearing for Planning Commission for March 06, 2018
 - i. Proposed first read at City Council for March 08, 2018
 - ii. Proposed second read at City Council for April 12th, 2018

D. Discussion on accessory buildings.

- a. Maximum height and setbacks
 - i. Current maximum height is 14 foot in residential district
 - ii. Current setback is 5 foot to property line
 - iii. Approached with request to allow 23 foot tall garage in residential district
- b. Review of other municipal ordinances
 - i. Greenville-3 feet to lot line, maximum height 15 feet
 - ii. Belding-3 feet to lot line, maximum height 14 feet
 - iii. Cascade Township
 - 1. up to 14 feet tall=10 foot side yard setback and 25 foot rear setback
 - 2. 15-18 feet tall=40 foot rear and side setback
 - 3. 19-22 feet tall=60 side and rear setback
 - iv. Holland-"average height" must equal 12 feet-average height calculated as eve height plus peak height divided by 2 the

setback requirement is 3 feet but can be 2 feet if wall material is one hour fire rated

- v. Sparta- no maximum height listed in residential district, maximum height in non-residential district is same as primary building, setback requirement is 5 feet
- c. Garages for sale with height
 - i. Garage with 10 foot ceilings-11 foot 7 inches building height
 - ii. Garage with 12 foot ceilings-15 feet 9 inches building height
 - iii. Garage with loft-23 feet building height
 - iv. Garage with loft-26 feet building height
- d. Proposed Ordinance change at next meeting

10. OLD BUSINESS.

- A. New Light Ordinance/Parking Ordinance to repeal Ord 157 (Mike)
 - a. Michigan Association of Planning Exterior Lighting information
 - b. Illuminating Engineering Society-International Dark Sky Association Model Lighting Ordinance
- B. Table of Uses-Blank Spot suggestions
 - a. Incubator facilities = N/A
 - b. Repair of motorcycles, snowmobiles, all-terrain vehicles, boats (permitted as accessory use) and similar vehicles which are required to be licensed by the State of Michigan.= N/A in HC district, SLU in B-3 and MU district.
 - c. Indoor recreation establishments- Include examples of indoor recreation and exclude shooting range.
- C. Mixed Use Table of uses
 - a. Outdoor storage, as either the principal use or accessory to another use=N/A
 - b. Medical and dental office buildings and clinics (under 10,000 sq. feet) = P
 - c. Professional or business office buildings (under 10,000 sq. feet) = P
 - d. Contractor yards, building materials storage = SLU
 - e. Production of merchandise on the premises, provided that the building is less than 10,000 square feet and such production shall not be detrimental either by odor, noise, vibration, or smoke to the nearest occupied dwelling. = SLU
 - f. Create one category for contractors to simplify the table of uses.
- D. Industrial Table of Uses
 - a. Indoor shooting range = P
 - b. Machine shops and tool and die Establishments = P
- E. Highway Commercial Table of Uses

- a. No additional recommendations at the last PC meeting.
- F. Outdoor Smoker/Barbeque
 - a. Memo suggesting correct path to permit would be ordinance amendment.
 - b. News articles regarding Cascade Township
 - c. MAP Zoning Ordinance Interpretation
- G. 4175 Seventeen Mile Rd. land split request
 - a. Recommended language from 4175 Seventeen Mile Rd. owner
 - b. Driveway access concerns
 - c. City Planner ZBA memo
- 11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.
 - A. Correspondence.
 - B. Staff Comments.
 - i. City Manager
 - ii. City Clerk
 - C. Planning Commission Members.
- 12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.
- 13. REPORT OF THE PLANNING CONSULTANT.
- 14. ADJOURNMENT.