



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, April 10, 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.
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 March 6, 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 if you would like.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

8. SCHEDULED PUBLIC HEARINGS.

A. None.

9. NEW BUSINESS.

A. 211 and 239 North Main Street-Wesco Site Plan and SLU
a. City Planner's report

B. Location of Parking-Front Lawn Parking
a. Sec. 40-516
b. Sec. 40-513
c. Sec. 36-95
d. Sec. 32-2

10. OLD BUSINESS.

- A. 288 Main Special Land use and Site Plan (tabled at last meeting)
- 1) City Planner report for 4-10-18
 - 2) Parking Sharing Agreements
 - 3) City Planner report for 2-08-18
 - a. The City Building Inspector shall determine the maximum occupancy load of the building which shall be used to determine the required number of off street parking spaces as set forth in the City Zoning Ordinance. Once this number is determined the applicant shall provide this number of spaces on the site plan or seek alternative means to obtain approval of the parking. If necessary the applicant can seek a deferment of the parking to be brought back to the Planning Commission for approval at a later date.
 - b. The parking spaces will need to be set back a minimum of 5 feet from the front lot line. Planning Commission preferred a planter island as a barrier between the sidewalk and parking, but one was not required.
 - c. Planning Commission would waive the 10ft parking lot side setback, but require a parking blocks/barricades on the length of the parking lot on the north lot line.
 - d. Revise the site plan to provide at least one light within the parking lot.

- e. Revise the site plan to reflect current landscaping and trees and the commission shall approve of the landscaping contingent upon the passing of the revised landscaping ordinance.
- f. Site plan shall be revised to comply with item 9-13 of the City Planners Report dated January 25, 2018.

Motion to approve the Special Land Use request for a Community Recreation Center at 288 Main based upon the substantial evidence presented to the Planning Commission that the use meets the Special land use approval standards and to approve the Site Plan for 288 Main with the following conditions:

- B. 300 Foot Road Frontage Ordinance
 - a. Reduce the required road frontage for all buildings to 100 feet
 - b. Review access management standards
 - c. Potential overlay zone in the HC district
 - d. Sec. 40-516. - Location of parking.
 - e. City Manager and City Planner memos.

- C. Sec. 40-455. - Outdoor storage in residential districts.
 - a. Revised to permit campers to be plugged in
 - b. Discussion on if campers should be allowed to be slept in temporarily. (Requested by Bremmer)
 - c. Discussion on front yard parking or parking on public street
 - d. Discussion on better defining “automobiles or recreational vehicles.”
 - e. Ordinances
 - i. Cedar Springs
 - ii. Chesterfield Township
 - iii. Rochester Hills
 - iv. Trenton

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence.
 - i. Cedar Springs Community Summer Celebration Committee
 - ii. Ordinance To Amend 40, Article IV, Division 2, Sec 40-447.- Landscaping Requirements Of The City Code Of Ordinances. **(City Council First Reading on March 8, 2018)**
 - iii. Ordinance To Amend Chapter 40, Article II Division 2, Section 40-47 Through Section 40-58 Site Plan Review Of The City Code Of Ordinances **(City Council First Reading on March 8, 2018)**

- iv. Ordinance To Amend 40, Article II, Division 2, Sec. 40-570. - Application Procedures Of The City Code Of Ordinances. **(City Council First Reading on March 8, 2018)** (SLU)
- v. Ordinance To Amend Article Iii, Division 13, Sec 40-408.-Table Of District Regulations Of The City Code Of Ordinances. **(City Council First Reading on March 8, 2018)**
- vi. Bylaw Revision **(Sent to City Council 4-12-2018)**
- vii. Citizen Planner Course in Kent County
- B. Staff Comments.
 - i. City Manager
 - ii. City Clerk
 - i. Citizen Planner Training
- C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

13. REPORT OF THE PLANNING CONSULTANT.

14. ADJOURNMENT.