



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, October 06, 2020

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	_____
_____	_____
Mr. Clint Conley	_____
Mr. Jerry Hall	_____
Mr. Daniel McGrath	_____
Mr. John Nixon	_____
_____	_____
Mr. Harrison Owens	_____
Mr. Ashley Watson	_____

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

4. Motion to approve the minutes of the Regular Meeting September 01, 2020.

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.

a. Phil Harrison letter regarding White Pine Trail neighborhood

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY.

8. SCHEDULED PUBLIC HEARINGS.

- A. PUBLIC HEARING FOR A **PLANNED UNIT DEVELOPMENT** DISTRICT by Westview Capital, LLC 795 Clyde Ct., Byron Center, MI 49315: The applicant is seeking Planned Unit Development approval for a Site Condominium Development neighborhood on Parcel 41-02-25-201-001 (commonly known as 14505 CEDAR SPRINGS AVE NE) and 41-02-25-226-001 (commonly known as 14805 CEDAR SPRINGS AVE NE) both parcels are zoned R-1, single family residential.
- B. PUBLIC HEARING FOR A **SITE CONDOMINIUM DEVELOPMENT** by Westview Capital, LLC 795 Clyde Ct., Byron Center, MI 49315: The applicant is seeking Planned Unit Development approval for a Site Condominium Development neighborhood on Parcel 41-02-25-201-001 (commonly known as 14505 CEDAR SPRINGS AVE NE) and 41-02-25-226-001 (commonly known as 14805 CEDAR SPRINGS AVE NE) both parcels are zoned R-1, single family residential.

9. NEW BUSINESS.

- A. Discussion on appointment of a new Chairperson and Vice-Chairperson
- a. Clerk opens the floor to nominations for Chairperson.
 - b. Clerk issues the Oath of Office to newly appointed Chairperson.
 - c. Chairperson opens the floor to nominations for Vice-Chairperson.
 - d. Clerk issues Oath of Office to newly appointed Vice-Chairperson.
- B. Motion to recommend that the City Council approve of the preliminary White Pine Trails PUD plan.
- a. White Pine Trails Preliminary Site Plans and Site Condominium Master Deed
 - b. City Planner Report
 - c. City Engineer Report
 - d. 300 Foot Letter for PUD and Site Condo Development
 - e. Public Hearing Notice for PUD and Site Condo Development
 - f. Master Deed Attorney Red-lined
 - g. Storm Water Agreement Attorney Red-lined
- C. Motion to recommend that the City Council approve of the White Pine Trails condominium subdivision plan.
- D. Motion to recommend that the City Council approve of the Cedar Springs Museum's Zoning Application for storage construction.
- a. Zoning map
 - b. Museum Pictures
- E. Motion to approve of a 768 square foot garage at 123 Oak St.

10. OLD BUSINESS.

- A. Motion to approve of the Zoning Permit and Special Land Use for Agri-Med LLC at 13903 White Creek Ave. for both a Marihuana Retailer and a Marihuana Processor
- a. Agri-Med Marihuana Application and Agri-Med Zoning Application
 - b. Agri-Med SLU Application

- c. Agri-Med Marihuana Plans
- d. Agri-Med Site Plans update
- e. Agri-Med Exterior Update
- f. City Planner Report for 10-06-2020
- B. Motion to approve of the Site Plan and Special Land Use for 3Fifteen Cannabis (Battle Springs LLC) . for both a Marihuana Retailer and a Marihuana Processor
 - a. 3Fifteen Marihuana Application
 - b. 3Fifteen Marihuana Plans
 - c. 3Fifteen Site Plan
 - d. 3Fifteen updated floor plan
 - e. 3Fifteen elevations
 - f. 3Fifteen Revised Photometric
 - g. 3Fifteen Response to Planner report of 08-25-2020
 - h. 3Fifteen Powerpoint Presentation
 - i. City Engineer Report of September 8th, 2020
 - j. City Planner Report of October 2nd, 2020

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
 - i.

- 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.