



Cedar Springs Planning Commission Meeting

AGENDA

SPECIAL MEETING

Monday, December 14, 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. Clint Conley	
Mr. Jerry Hall	
Mr. Daniel McGrath	
Mr. John Nixon	
Ms. Ashely Hamel	
Mr. Matthew Hogg	

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

4. Motion to approve the minutes of the Regular Meeting October 6, 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.

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

8. SCHEDULED PUBLIC HEARINGS.

- A. PUBLIC HEARING FOR ORDINANCE AMENDMENT: The Proposed Ordinance Is To Amend Chapter 40, Article III, Division 13, Section 40-409 Entitled “Commercial And Industrial Side And Rear Setback Reductions” Of The Code Of Ordinances For The City Of Cedar Springs. The Proposed Change Would Reduce The Side And Rear Setbacks In The B-3, HC, And I-1 Districts.
- B. PUBLIC HEARING FOR A PROPOSAL TO REZONE A SINGLE PROPERTY: The Property Owner For 233 S. Main Street Is Seeking To Rezone Parcel Number 41-02-36-229-005 From R-1 To B-3. The Current Surrounding Zoning Districts For The Parcel Are As Follows; Parcel To The North: B-2, Parcel To The South: R-1, Parcel To The East: R-1, And Parcel To The West: R-1.
 - i. Citizen Letter
 - ii. Labels
- C. PUBLIC HEARING FOR A SPECIAL LAND USE: The Property Owner At 40 E Elm. Cedar Springs, MI 49319, Parcel Number 41-03-30-312-011, Requests A Special Land Use For The Two Family Housing Unit That Does Not Have Main Street Frontage That Already Exists In The B-2 District. The Type Of Use Is Allowed In The District By The Way Of A Special Land Use. The Planning Commission Would Need To Grant A Special Land Use For This Purpose.
 - i. Citizen Letter
 - ii. Labels
 - iii. Wolfe Letter

9. OLD BUSINESS.

10. NEW BUSINESS.

- A. Motion to recommend the **approval** or **denial** to the City Council for the amendment of Ordinance Chapter 40, Article III, Division 13, Section 40-409 Entitled “Commercial And Industrial Side And Rear Setback Reductions” Of The Code Of Ordinances For The City Of Cedar Springs.
- B. Motion to recommend to the City Council the **approval** or **denial** of the 233 S Main Rezoning Request from R1 to B3
- C. Motion to **approve** or **deny** of the 40 E Elm Special Land Use request for the continued use of the property as a Two-Family Housing Unit That Does Not Have Main Street Frontage
- D. Motion to approve Resolution 2020-01 A Resolution To Establish The Regular Meeting Dates Of The Planning Commission From January 2021 Through December 2021

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence

i.2021 Marihuana Special Land Use Submission Dates

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.