



**Cedar Springs Planning Commission Meeting**

**AGENDA**

**Tuesday, May 11, 2021**

**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. Jerry Hall	_____
Ms. Ashley Hamel	_____
Mr. Matthew Hogg	_____
Mr. Jason Merlington	_____
Mr. Daniel McGrath	_____
Mr. John Nixon, Vice Chairperson	_____
Mr. Clint Conley, Chairperson	_____

3. Recognition of planning officials, engineering or legal representation.
4. Motion to approve the minutes of the Regular Meeting April 06, 2021.
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. Proposed Ordinance 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.
- B. A Special Land Use For 45 W Pine Street, LLC D/B/A KindBuds, At 45 West Pine Street Cedar Springs, MI 49319: The Applicant Is Seeking Special Land Use Approval For An Adult-Use Marihuana Microbusiness. The Property Is Zoned B-3, The Applicant Requests Special Land Use Approval In That District. Special Land Uses Require Approval from The Planning Commission For This Request. The Parcel Number Is 41-02-25-277-008.
  - a. Public Hearing Notice
  - b. 300-foot letter
  - c. John Sherburn Public Comment
  - d. Lori Eckelstafer Public Comment
  - e. Gerald and Marilyn Moyer Public Comment

9. OLD BUSINESS.

- A. Motion to recommend Ordinance 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 to the City Council.
  - a. Setback revisions
- B. Discussion on an Ordinance amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fences
- C. Discussion on White Pine Trail Overlay Zone
  - a. Draft White Pine Trail Overlay Ordinance
  - b. Motion to set a public hearing for the White Pine Trail Overlay Ordinance

10. NEW BUSINESS.

- A. A Special Land Use For 45 W Pine Street, LLC D/B/A KindBuds, At 45 West Pine Street Cedar Springs, MI 49319: The Applicant Is Seeking Special Land Use Approval For An Adult-Use Marihuana Microbusiness. The Property Is Zoned B-3, The Applicant Requests Special Land Use Approval In That District. Special Land Uses Require Approval from The Planning Commission For This Request. The Parcel Number Is 41-02-25-277-008.
  - a. Report of the City Planner
  - b. Site Plan Application
  - c. Site Plan information
  - d. SLU Application
  - e. Marihuana Application
  - f. Operation Plans
  - g. SLU Answers/Project Narrative
- B. Review and discussion on 13903 White Creek Ave. Fireworks Store parking lot expansion (Existing=47 spots, Required=25 spots, Proposed=75 spots)
  - a. Cover letter
  - b. Zoning Application
  - c. Civil Plans

- d. Sec. 40-518
- e. City Engineer Report

C. Sample Industrial Building Façade Requirements

D. Discussion on Cascade Twp. Ordinance soil erosion and sedimentation control

- a. Likely to be put into Chapter 32 or Chapter 14 not zoning.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence

- i. Notice of Intent to Establish Condominium
- ii. 4269 17 Mile Rd. Taco Bell Minor Site Plan Change

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.