



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, August 08, 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 July 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.

1. PUBLIC HEARING FOR A SPECIAL LAND USE FOR Intandem Credit Union FKA Kent County Credit Union, 13819 White Creek Ave Cedar Springs, MI 49319: The applicant is seeking special land use approval for a drive-through business. Parcel 41-02-35-200-036 is zoned H-C (Highway Commercial District), the applicant requests a Special Land Use approval in that district for a drive-through business.

9. OLD BUSINESS.

- A. White Pine Trail Overlay Zone
 - a. May 11th, 2021 City Planner memo
 - b. Draft Ordinance Amendment of Chapter 40, Article III Division 12, of the Code of Ordinances for the City of Cedar Springs to Add Sections 40-390 -395 entitled "White Pine Trail Overlay Zone"
- B. Sample Industrial Building Façade Requirements Ordinance

10. NEW BUSINESS.

- A. Site Plan and Special Land Use review for Intandem Credit Union (formerly Kent County Credit Union) at 13189 White Creek Ave.
 - a. Revised Site Plan 07-29-21
 - b. City Planner Report regarding 07-15-21 Site Plan
 - c. Site Plan Application
 - d. Site Plan Narrative Statement
 - e. SLU Application
 - f. SLU Narrative Answers
 - g. Original Site Plan 07-15-21
 - h. Proposed exterior materials

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
 - i. 2021 Yearly Meeting Notice
 - ii. Initial Review Policy
- 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.