



**Minutes of the Regular Meeting of the  
Cedar Springs Planning Commission**

**Tuesday, May 6, 2014**

**7:00 p.m.**

**Cedar Springs City Hall  
66 S. Main St.  
Cedar Springs, Michigan**

1. The Meeting was Called to Order by Chairperson **Craig Owens** at 7:00 p.m. The Pledge of Allegiance was recited.

2. <u>ROLL CALL:</u>	Ms. Lisa Atchison	Excused
	Mr. Dale Bray	Excused
	Mrs. Kathy Bremmer	Present
	Ms. Sherri Foster	Present
	Mr. Jerry Hall	Present
	Mr. Perry Hopkins	Present
	Mr. Mark Laws	Present
	Chairperson Mr. Craig Owens	Present

3. **Carmine Avantini**, City Planner was recognized as being in attendance.

4. **Motion by Laws, supported by Hall, to approve the minutes of the Regular Meeting of April 1, 2014.**

**VOTE: 6 – 0, Motion Carried.**

5. **Motion by Hall, supported by Bremmer, to approve the agenda.**

**VOTE: 6 – 0, Motion Carried.**

6. There were no Public Comments.

7. SCHEDULED PUBLIC HEARINGS.

- A. **Motion by Bremmer, supported by Hopkins, to open a Public Hearing on the proposed sign ordinance.**

**VOTE: 6 – 0, Motion Carried.**

The Public Hearing opened at 7:04 p.m.

B. Staff Comments:

**Avantini** stated that the new ordinance was more clear, business friendly and administratively better than the current sign ordinance. It was his intention to add exempt sign language and a statement the City's attorney wanted to see added; but the additions would not significantly change the intent of the ordinance, he added.

C. There were no public comments.

D. **Motion by Hall, supported by Bremmer, to close the Public Hearing.**

**VOTE: 6 – 0, Motion Carried.**

The Public Hearing closed at 7:10 p.m.

E. **Motion by Hopkins, supported by Hall, to open a public hearing on a Special Land Use Approval for Inner City Christian Federation to be built at 40 E. Maple St. in the B-2 Business District.**

**VOTE: 6 – 0, Motion Carried.**

The Public Hearing opened at 7:11 p.m.

F. Staff Comments:

**Avantini** said that while the proposed construction of the home was in the B-2 Business District; the home that was to be built was not located on Main Street and met the intention of the ordinance which was to keep single family homes off Main Street. He felt the home would fit in the overall character of the neighborhood. The site location was where a single family home had once stood and had burned down. City Manager **Thad Taylor** stated he also liked the proposed use.

G. Public Comments:

**Ryan Schmidt**, director of real estate for Inner City Christian Federation, stated the organization had built or renovated approximately 600 homes in the Grand Rapids area. The group's purpose was to help low to moderate income families and to empower them to succeed. The home was approximately 1,300-square-feet.

H. **Motion by Hall, supported by Bremmer, to close the Public Hearing.**

**VOTE: 6 – 0, Motion Carried.**

The Public Hearing closed at 7:15 p.m.

8. NEW BUSINESS.

- A. Discussion on a previously approved site plan for **Duane McIntyre** for The Pines of Cedar Springs Condominium Project.

**McIntyre** stated he wished to eliminate one unit from the previously approved site plan. He felt this would allow room for snow removal and make other units larger. There would still be 22-feet between buildings, he said.

**Avantini** said this was a minor change to a PUD.

**Foster** asked if there was a conflict of interest if she cast a vote as she was the president of The Pines Association, where the project was underway. She stated there while there was no financial benefit to her; she wanted the Planning Commission to be aware of a possible conflict.

**Avantini** stated that since she had raised the potential for a possible conflict of interest, it was up to the Commission to vote on the issue. He did not believe there was a conflict of interest in **Foster's** voting on the subject. He had also raised the question to the City's Attorney who also did not feel there was a potential conflict of Interest.

**Bremmer** stated she did not feel there was a conflict of interest.

**Laws** said he did not feel **Foster's** voting would affect the outcome.

**It was the consensus of the Planning Commission there was no conflict of interest in Foster's voting on the issue.**

**Motion by Hall, supported by Hopkins, to approve changes to a previously approved site plan for Duane McIntyre for The Pines of Cedar Springs Condominium Project.**

**VOTE: 6 – 0, Motion Carried.**

**B. Motion by Bremmer, supported by Hall, to approve a Special Land Use for Inner City Christian Federation for a home to be built at 40 E. Maple St. in the B-2 Business District.**

**VOTE: 6 – 0, Motion Carried.**

**C. Motion by Hall, supported by Bremmer, to recommend approval of the proposed sign ordinance to the City Council.**

**VOTE: 6 – 0, Motion Carried.**

9. There was no Old Business.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. There was no Correspondence.

B. Staff Comments.

1. The City Manager stated a request for a 60-day extension on the option to purchase 95 N. Main St. was going to be on the agenda at that week's City Council meeting.

C. Planning Commission Members:

**Laws** extended his condolences to the City Manager whose father had recently passed away.

**Hall** also expressed his condolences and said it was exciting to see the things that were happening in the City.

D. There were no comments from the audience.

11. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Hall** reported that the City Council would be voting on the budget at the upcoming meeting.

12. REPORT OF THE PLANNING CONSULTANT.

**Avantini** stated he had attended a planning conference recently and that it was interesting to see what other communities were doing.

**Owens** asked about possible educational opportunities that the consultant might be able to offer to the Commission. **Avantini** stated he would offer training sessions at future meetings.

13. The meeting adjourned at 7:45 p.m.

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Linda Christensen, City Clerk

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Craig Owens, Chairperson