



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

**Tuesday, June 3, 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	Present
	Mr. Dale Bray	Excused
	Mrs. Kathy Bremmer	Present
	Ms. Sherri Foster	Present
	Mr. Jerry Hall	Excused
	Mr. Perry Hopkins	Present
	Mr. Mark Laws	Present
	Chairperson Mr. Craig Owens	Present

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

4. **Motion by Foster, supported by Hopkins, to approve the minutes of the Regular Meeting of May 6, 2014.**

**VOTE: 6 – 0, Motion Carried.**

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

**VOTE: 6 – 0, Motion Carried.**

6. There were no public comments.

7. There were no scheduled public hearings.

8. NEW BUSINESS.

A. A workshop on Planned Unit Developments was conducted by the City Planner. Among the items discussed regarding PUD's were the following:

- ✓ PUD's recognize flexibility in zoning and encourage a mix of land uses.
- ✓ PUD's allow for a relaxation of zoning standards in exchange for higher quality development.

- ✓ They preserve natural and historic features.
- ✓ Downtown can be rezoned as a PUD overlay that would allow for mixed uses.

**Avantini** presented commissioners with a proposed re-write of the City's PUD ordinance which would allow the establishment of PUD's in the B-2, B-3, MU, HC and Industrial Districts.

B. Discussion regarding establishing a downtown PUD:

**Owens** asked if the planner could put together a listing of contact people from other communities who have worked with downtown PUD's.

**Foster** said she would also like to hear from developers that have worked with those downtown PUD's.

It was the consensus of the Planning Commission to form a committee to get in touch with individuals who have worked on downtown PUD's. **Avantini** will put together a list of people who are familiar with the workings of downtown PUD's as well as the names of some developers who have also worked in them. The committee is comprised of members: **Owens, Hopkins, Laws** and **Foster**. They will report back to the Planning Commission at its July meeting regarding their findings.

9. There was no Old Business.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. There was no correspondence.

B. Staff Comments.

1. City Manager **Thad Taylor** provided an update on the status of 95 N. Main St.

C. There were no comments from Planning Commissioners.

D. There were no comments from members of the audience.

11. As the City Council representative was not in attendance, there was no report.

**Taylor** stated a discussion would take place at the next Council meeting regarding a proposal for policing service to be provided to the City by Kent County.

12. There was no report from the Planning Consultant.

13. The meeting adjourned at 8:35 p.m.

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Linda Christensen, City Clerk

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Craig Owens, Chairperson