



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

Tuesday, October 7, 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	Absent
	Mr. Perry Hopkins	Present
	Mr. Mark Laws	Excused
	Chairperson Mr. Craig Owens	Present

3. City Planner **Carmine Avantini** was recognized as being present.

4. **Motion by Hopkins, supported by Bremmer, to approve the minutes of the Special Meeting of August 18, 2014.**

VOTE: 5 – 0, Motion Carried.

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

VOTE: 5 – 0, Motion Carried.

6. There were no public comments.

7. There were no scheduled public hearings.

8. There was no new business.

9. OLD BUSINESS.

A. Discussion regarding establishing a downtown PUD:

Owens provided a synopsis of a conversation the members of the Ad Hoc Committee, formed to look into downtown PUD's, had with a developer who

had worked with various Planning Commissions for over 18 years. The developer, Kevin Johnson, informed committee members that a community which had a pre-planned Planned Unit Development (PUD) signaled to him that it was a community that was willing to work with incoming businesses. He felt that a PUD created the greatest level of flexibility for clients he works with, the municipality and the developer. He told the committee that it was very important for the Planning Commission to make sure their final decision was thoroughly documented and that the project was properly administered after the Planning Commission had approved a project under the PUD.

Avantini stated one of the steps the Planning Commission would need to take in establishing a downtown PUD would be to put together a preliminary plan on how they wanted the downtown to look and to establish design guidelines that would work in tandem with the City's zoning ordinances. To set this in motion the Planning Commission will have to amend the City's ordinance and developing a concept plan and design guidelines, he explained.

It was the consensus of the Planning Commission to proceed with developing a downtown PUD.

Avantini said the first step will call for working on a preliminary plan – a base map of the downtown. He suggested having a work session to decide on the direction the Planning Commission would like to take and for commissioners to begin taking pictures of what they like and don't like in downtowns. They can then use those photographs as a starting point for discussion.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. There was no correspondence.

B. Staff Comments:

1. City Manager **Thad Taylor** stated the CS Brewing Company was going to hold its' ground breaking the following week and that the Wesco Station had purchased the property directly to the north of the store for additional parking. The Planning Commission will also be involved in the City's Capital Improvement Plan since the Planning Commission is the body charged with approving the Plan, he said. He also stated there had been some interest in various projects around town. Included among the potential projects of which inquiries have been made, are: adult foster care, a bakery, deli and bike rental opportunities.

There was discussion regarding holding a meeting in November. It was the consensus of members to cancel November's meeting.

C. There were no comments by Planning Commissioners.

11. There was no report of the City Council representative.

12. The Planner stated he would be attending a planning conference.

13. The Meeting adjourned at 7:57 p.m.

Linda Christensen, City Clerk

Craig Owens, Chairperson