



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

**Tuesday, December 2, 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	Excused
	Mr. Jerry Hall	Present
	Mr. Perry Hopkins	Present
	Mr. Mark Laws	Excused
	Chairperson Mr. Craig Owens	Present
	Vacancy	

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

4. **Motion by Hall, supported by Bremmer, to approve the minutes of the Special Meeting of October 7, 2014.**

**VOTE:        5 – 0,        Motion Carried.**

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

**VOTE:        5 – 0,        Motion Carried.**

6. There were no public comments.

7. There were no scheduled public hearings.

8. NEW BUSINESS.

A. Site Plan Review for Metron of Cedar Springs.

**Avantini** stated the applicant was seeking approval to construct an additional 14 parking spaces to its existing facility located at 400 Jeffrey St. Storm water improvements were also planned. Curbing has been added to the east

end of the lot, he said. He recommended approval based on the changes the applicant had made to the site plan.

**Motion by Hall, supported by Hopkins, to approve the Site Plan for Metron of Cedar Springs.**

**VOTE: 5 – 0, Motion Carried.**

**B. Motion by Bremmer, supported by Hopkins, to approve Resolution No. 214 – 02, a resolution to establish the regular meeting dates of the Planning Commission from January, 2015 through December, 2015.**

**VOTE: 5 – 0, Motion Carried.**

**9. OLD BUSINESS.**

**A. Preliminary PUD work session for the discussion regarding establishing a downtown PUD.**

**Avantini** lead a work session on changing the zoning ordinance to include a downtown PUD. To do so would allow the Planning Commission greater flexibility, he explained; but it needed to be based on a conceptual plan for the downtown. He provided a map of the downtown and Planning Commissioners discussed what they envisioned the downtown to be in the coming years. Some things such as a walkable downtown with sidewalks throughout the area and zero lot lines for buildings were discussed. Vibrant downtowns have a strong residential neighborhood immediately surrounding it, **Avantini** said. Sign design characteristics, parking to the rear of buildings and two story buildings were items to consider in putting together this “game plan” for the future, he explained.

**Avantini** will bring back the drawing of the downtown blocks to the next meeting for further discussion.

**10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.**

**A. Correspondence included a brochure on an upcoming class offering.**

**B. Staff Comments:**

1. The City Manager informed Commissioners that the Family Fare gas station had been demolished and that he had received inquiries about the land for another business. He had also had an inquiry about land on White Creek in the 425 area. He stated the Code Enforcement Officer was doing a good job and rental inspections were taking place at Cedar Springs Mobile Estates.

**C. Planning Commission Members:**

**Bremmer** asked if anything could be done about the amount of signage in the windows at The Liquor Hut.

**Avantini** stated that signs in the window were in violation of the City’s sign ordinance.

**Hopkins** inquired about solar sidewalks as a means to melt snow and ice and generate electricity.

**Avantini** stated the City Council would govern that in terms of right-of-way issues.

11. There was no report from the City Council representative.
12. **Avantini** wished everyone a Merry Christmas and Happy New Year.
13. The meeting adjourned at 8:37 p.m.

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Linda Christensen, City Clerk

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Craig Owens, Chairperson