



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

**Monday, June 15, 2015
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
	Mr. Clinton Conley	Excused
	Ms. Sherri Foster	Present
	Mr. Jerry Hall	Present
	Mr. Perry Hopkins	Present
	Mr. Mark Laws	Present
	Mr. Craig Owens, Chairperson	Present

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

4. **Motion by Foster, supported by Atchison, to approve the minutes of the Regular Meeting of April 7, 2015.**

VOTE: 7 – 0, Motion Carried.

5. **Motion by Atchison, supported by Hopkins, to approve the agenda and moving New Business, Item B to first on the agenda under New Business.**

VOTE: 7 – 0, Motion Carried.

6. PUBLIC COMMENTS.

Kurt Mabie, Community Building Development Team provided an update on the group's activities. Phase I plans call for the construction of an amphitheatre, boardwalk, wetland restoration and rain gardens. The group is also working with the library on its construction plans and the North Country Trail as well as Trout Unlimited. Phase II calls for construction of a community building and a clock tower at Maple and Main Streets.

7. SCHEDULED PUBLIC HEARINGS.

- A. **Motion by Bremmer, supported by Atchison to open a Public Hearing on the creation of a Planned Unit Development Overlay District for downtown Cedar Springs with amendment to Article 9, Planned Unit Development, including the creation of a Preliminary PUD Site Plan and PUD Design Guidelines for downtown Cedar Springs.**

VOTE: 7 – 0, Motion Carried.

The Public Hearing opened at 7:12 p.m.

1. Staff Comments:

Avantini provided background on the proposed plan commenting it would provide flexibility for developers in the downtown area, he said.

2. Public Comments:

Betty Towns, 40 E. Elm St., suggested language calling for no air conditioning units to be permitted in windows on Main Street to be added to the design guidelines.

3. **Motion by Hopkins, supported by Atchison, to close the Public Hearing.**

VOTE: 7 – 0, Motion Carried.

The Public Hearing closed at 7:17 p.m.

- B. **Motion by Hopkins, supported by Laws, to open a Public Hearing on a request to amend the Planned Unit Development site plan and corresponding special land use for a 2.15-acre parcel known as The Pines Condominiums. Parcel No. 41-02-25-280-007.**

VOTE: 7 – 0, Motion Carried.

The Public Hearing opened at 7:18 p.m.

Foster stated she was president of The Pines Association and felt she had a potential conflict of interest in voting on the proposal.

Avantini asked if she had a financial interest. She indicated her position was not a paid position.

Motion by Bremmer, supported by Hall, that Foster did not have a personal gain in the project and should not be recused from voting on the proposal.

VOTE: 6 – 1, (Foster) Motion Carried.

1. Staff Comments:

Avantini reviewed his letter dated May 25, 2015 (**Item A**) outlining his review of the submitted site plan for the project. The developer wished to amend Phase 2 of The Pines PUD development approved in 2001. The

original plan consisted of 16 attached single family condominiums in three buildings. The amended plan calls for 10 attached condominium units in five buildings with each building having access directly onto Needlewood Drive. The original plan called for access onto a cul-de-sac road.

2. Public Comments:

Bob Teis, 355 Needlewood, had no objections to the condominiums; but he did object to changing from access to a cul-de-sac to Needlewood Dr. This would mean five more cuts on the road, he said. There were a lot of children in the neighborhood. He also stated the association had oversight of any plans to build in the development and nothing had been brought to the association for its approval.

Teresa Juarez, 376 Prairie Run Dr., said sidewalks were not done in the neighborhood and there was no place for people to walk but on the streets.

Cindy Bittendorp, 105 Junco Ct., said both the condos and homeowners were one association. The developer had been keeping in touch with the condo association, she said.

Christa Cook, 376 Needlewood, said she was worried about the number of driveways and the safety of children.

Sue Wolfe, 15292 Tisdell, said she own property adjacent to the development. The developer had been open and honest and felt she had been kept informed. There were fewer homes planned than originally planned and what he built were quality homes. He was also providing barrier free housing and there was a need for that in the community.

Josh Hill, 316 Needlewood, was concerned about the proposed trail to the White Pine Trail that ran alongside his property. The foot traffic would run very close to his house, he said.

3. **Motion by Hopkins, supported by Bremmer, to close the public hearing.**

VOTE: 7 – 0, Motion Carried.

The Public Hearing closed at 7:43 p.m.

8. NEW BUSINESS.

A. **Motion by Hopkins, supported by Atchison, to table approval of an amendment to the Planned Unit Development site plan and corresponding special land use for a 2.15-acre parcel known as The Pines Condominiums.**

Avantini stated the bylaws were pretty clear that any construction to take place needed to be approved by the association. That had not happened before the developer brought the site plan to the Planning Commission. The developer needed to get approval from the association before the Planning Commission could vote on the amendment.

VOTE; 7 – 0, Motion Carried.

- B. **Motion by Atchison, supported by Hopkins, to approve the creation of a Planned Unit Development Overlay District for downtown Cedar Springs with amendments to Article 9, Planned Unit Development, including the creation of a Preliminary PUD Site Plan and PUD Design Guidelines for downtown Cedar Springs.**

VOTE: 7 – 0, Motion Carried.

9. NEW BUSINESS.

- A. Discussion regarding proposed changes to Planning Commission bylaws: Commissioners discussed adding language to Section 4A: absences caused by changes to the normal meeting date will not be counted as an absence under this section and vacancies on the Planning Commission shall be appointed by the Mayor.
Approval of the changes to the bylaws will be on the agenda for the July meeting.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. There was no correspondence.
- B. Staff Comments:
The City Manager reported that the City-owned property the CBDT wants to use for its amphitheatre, boardwalk and rain gardens is zoned Industrial and they will need administrative approval to use the land for the stated purposes.
- C. Planning Commission Members:
Owens thanked the committee members that worked on the bylaws as well as the entire Planning Commission that does an excellent job.

11. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall reported there were a lot of exciting things happening with the Community Building Development Team.

12. REPORT OF THE PLANNING CONSULTANT.

Avantini also reported the Community Building Development Team would need to meet all zoning requirements and pointed out that amendments to Planned Unit Developments as was on the agenda earlier in the evening was not uncommon

13. **Motion by Hopkins, supported by Foster, to adjourn.**

VOTE: 7 – 0, Motion Carried.