



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

**Tuesday, May 3, 2016
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	Present
	Mrs. Kathy Bremmer	Present
	Mr. Clint Conley	Present
	Ms. Sherri Foster	Excused
	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 in attendance.

4. **Motion by Hall, supported by Bray, to approve the minutes of the March 1, 2016 Regular Meeting.**

VOTE: 8 – 0, Motion Carried.

Motion by Hall, supported by Laws, to approve the minutes of the March 22, 2016 Special Meeting.

VOTE: 8 - 0, Motion Carried.

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

VOTE: 8 – 0, Motion Carried.

6. There were no public comments.

7. There were no scheduled public hearings.

8. NEW BUSINESS.

- A. Site Plan Review for Advanced Hydrovac, Inc. 13328 White Creek Ave.
Avantini stated that this was a flag lot and the Land Division Act which went into effect in the mid to late 1990's eliminated flag lots. He said he did not have a problem with the site plan; but did have problem with the land split. No paperwork has been located which calls into question if the split was done legally. Splits, he explained, need to be filed with Kent County and then the municipality must approve it. That paperwork has not been found. He recommended tabling the site plan review and have the City Attorney work with the applicant to come up with a viable solution.
The applicant was allowed to present the site plan; but the Planning Commission did not act on it.

Motion by Bremmer, supported by Hopkins, to table the site plan review for Advanced Hydrovac, Inc.

VOTE: 8 – 0, Motion Carried.

9. OLD BUSINESS.

- A. Commissioners reviewed proposed bylaw language changes.

Motion by Atchison, supported by Bremmer, to send the proposed Planning Commission bylaws to the City Council for approval.

VOTE: 8 – 0, Motion Carried.

- B. Master Plan Review:
Commissioners reviewed the draft master plan and made suggestions for possible changes including labeling all city-owned property as public; access management standards and long term plans to provide northwest access to the City's interior.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. There was no correspondence.
- B. Staff Comments.
1. There were no comments by the Interim City Manager.
- C. Planning Commission Members:

Hopkins thanked everyone at the meeting. Things were moving ahead.

11. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall stated it was unfortunate the Planning Commission could not pass the site plan for Hydrovac. Stated city manager interviews were May 9; thanked everyone for coming to the meeting.

12. REPORT OF THE PLANNING CONSULTANT.

Avantini stated that he was conducting a seminar on Redevelopment Readiness in Lansing.

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

VOTE: 8 – 0, Motion Carried.

The meeting adjourned at 8:26 p.m.

Linda Christensen, City Clerk

Craig Owens, Chairperson