



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, December 6th, 2016

7:00 p.m.

Cedar Springs City Hall
66 S. Main St.
Cedar Springs, Michigan

1. **Owens** called the meeting to order at 7:02 p.m. Pledge of Allegiance was recited.

2. ROLL CALL:

Ms. Lisa Atchison	<u>Present</u>
Mr. Dale Bray	<u>Present</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley	<u>Present</u>
Ms. Sherri Foster	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>
Mr. Perry Hopkins	<u>Present</u>
Mr. Mark Laws	<u>Present</u>
Mr. Craig Owens	<u>Present</u>

3. The City Planner Carmine Avantini, City Manager Michael Womack, and City Clerk Rebecca Newland were present.

4. Motion to approve the minutes of the Special Meeting of September 20th, 2016

Motion by **Hall** supported by **Bremmer** to approve the minutes of Special Meeting of September 20th, 2016.

Voice Vote

9-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Owens** supported by **Hall** to approve the agenda with one change replace 7A language from condominium to preliminary plat.

6. PUBLIC COMMENTS.

Those citizens wishing to speak on agenda and non-agenda items will be allowed a maximum of four minutes each to address their concerns. This is the only time

during the meeting that citizens are allowed to address the Planning Commission. Please state your name and address for the record.

1. **David Ringler** stated he would like to host a farmers market in the parking lot of Cedar Springs Brewery during the summer.
2. **Rose Powell** stated she has talked with the neighbors and she does not have any objections to the proposed CS Manufacturing parking lot.
3. **Kurt Mabie** CDBT library is expected to be finished about the second week in January.
4. **Kent Colter** expressed concerns with the adjoining property to Prairie Run with property drainage and utility access.

7. SCHEDULED PUBLIC HEARINGS.

- A. Preliminary plat review at Prairie Run North for Allen Edwin Homes, Part of the NE 1/4 , Section 25, Cedar Springs, MI 49319.

Motion by **Hall** supported by **Hopkins** to open public hearing of Preliminary plat review at Prairie Run North for Allen Edwin Homes, Part of the NE 1/4 , Section 25, Cedar Springs, MI 49319.

Voice Vote

9-0

Motion Carried.

Avantini reviewed his letter with his recommendations. He reports that they recommend the plat with the following conditions; the submission of details for the sidewalks, road surface, T-turnaround surface, and streetlights; Installation of a temporary turnaround at the end of the proposed road on Pioneer Trail; Review and approval of the Declaration of Restrictions by the City Attorney; The Declaration of Restrictions must indicate that if the Homeowners Association fails to maintain the storm water management system, that the City has the right to make the improvements and bill the cost back to the property owners; and review and approval from other applicable departments and agencies.

Conley asked if the drainage were to escape the homes what legal footing would there be. **Avantini** remarked if there was any issue with drainage they should know before the project is finished. **Bremmer** asked what would happen if the association is not kept active. **Avantini** responded it is the intent for an association. **Hall** asked how big the drainage would be. **Avantini** responded that the county would have to approve of the drain.

Dan Larabell responded the drainage system must be approved by the Kent Count Drain Commission and it is intended to overflow to the north to wetlands.

Public Comment

1. A city resident reported concerns of excess traffic to highway and on Pine street because of the development.
2. A city resident reported concerns with not having enough exits. He also expressed concerns of water drainage because he has had excessive drainage to his property since The Pines were built.

Motion by **Hall** supported by **Bremmer** to close public hearing of Preliminary plat review at Prairie Run North for Allen Edwin Homes, Part of the NE 1/4 , Section 25, Cedar Springs, MI 49319.

Voice Vote

9-0

Motion Carried.

8. NEW BUSINESS.

A. Resolution NO. 2016 – 01 A Resolution to establish the Regular Meeting dates of the Planning Commission from January, 2017 through December, 2017.

Atchison discussed conflict with date in April due to spring break for many schools suggested change to April 11, 2016

Motion by **Owens** seconded by **Foster** to approve resolution 2016-01 to establish the Regular Meeting dates of the Planning Commission from January, 2017 through December, 2017 with one change from April 4, 2017 to April 11, 2017.

Roll Call Vote

9-0

Motion Carried.

B. CS Manufacturing parking lot located at 299 West Cherry Street

Avantini recommends approval of the site plan for the Cedar Springs Manufacturing Company parking lot, conditioned upon the following: The planting of a hedge row abutting the parking spaces closest to W. Cherry Street; and Review and approval from other applicable departments and agencies

Hopkins asked about the possibility of a rain garden instead of wild seed mix.

Womack reached out to the engineers on December 1st, but was not able to get information from them because of the holiday. **Avantini** it appears to be a straight forward conditional approval from engineer.

Motion by **Bremmer** supported by **Atchison** to approve conditioned upon the following: planting of a hedge row abutting the parking spaces closest to W. Cherry Street; and Review and approval from other applicable departments and agencies

Laws left the meeting at 7:47 p.m.

C. Preliminary Plat Review at Prairie Run North for Allen Edwin Homes, Part of the NE 1/4 , Section 25, Cedar Springs, MI 49319.

Motion by **Atchison** supported by **Bremmer** to approve Preliminary Plat Review at Prairie Run North for Allen Edwin Homes, Part of the NE 1/4 , Section 25, Cedar Springs, MI 49319 with the following conditions; the submission of details for the sidewalks, road surface, T-turnaround surface, and streetlights; Installation of a temporary turnaround at the end of the proposed road on Pioneer Trail; Review and approval of the Declaration of Restrictions by the City Attorney; The Declaration of Restrictions must indicate that if the Homeowners Association fails to maintain the storm water management system, that the City has the right to make the improvements and bill the cost back to the property owners; and review and approval from other applicable departments and agencies.

Voice Vote

8-0

Motion Carried.

9. OLD BUSINESS.

A.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.

1. Sherri Foster resignation from Planning Commission

Avantini let council know that they can have a certain number of nonresidents on a Planning Commission if it was the will of the Council.

Motion by **Hopkins** supported by **Bremmer** to reject the letter of resignation of Sherri Foster.

Womack suggested accepting the resignation and take the possibility to council.

Motion revised. Motion by **Hopkins** supported by **Bremmer** to table Sherri Foster Letter of resignation.

Voice Vote

8-0

Motion Carried.

2. Michigan Association of Planning Transportation Bonanza

B. Staff Comments.

1. City Manager- Faire Barn Meeting on December 14, 2016 at 6 p.m. at the Fire Barn to discuss possibilities of a new Fire Barn

D. Planning Commission Members.

a. **Bremmer**-Merry Christmas

b. **Hall**- Thank you to all the commission members. Sherri Foster has been a great member of the commission.

c. **Foster**- Thank you to everyone and I am glad I was able to serve.

11. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall- Thank you to all the commission members and Merry Christmas.

12. REPORT OF THE PLANNING CONSULTANT.

Avantini- Merry Christmas and Happy New Year.

13. ADJOURNMENT.

Motion by **Hopkins** supported by **Bray** to adjourn meeting.

Voice Vote

8-0

Motion Carried.

The meeting adjourned at 8:04 p.m.

Rebecca Newland, City Clerk

Craig Owens, Chairperson