



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, March 7th, 2017

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. The 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>Absent</u>
Mrs. Sarah Hendricks	<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. Recognition of planning officials, engineering or legal representation. Also present: Carmine Avantini, Michael Womack, and Rebecca Newland.

4. Motion to approve the minutes of the Special Meeting January 10th, 2017.

Motion by **Bremmer** supported by **Bray** to approve the minutes of the special Meeting January 10, 2017.

Voice Vote

8-0

5. APPROVAL OF AGENDA.

Motion by **Hendricks** supported by **Bremmer** to approve the agenda.

Voice Vote

8-0

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.

Duane McIntyre- reported that the library is getting close to being finished. They expect it to be ready in about one month.

7. SCHEDULED PUBLIC HEARINGS.

A. PUBLIC HEARING FOR A ZONING AMENDMENT TO MAKE FARMER'S MARKETS A PERMITTED USE IN THE B-2, B-3 and MU DISTRICTS

Motion by **Hall** supported by **Bray** to open the Public Hearing at 7:08 p.m.

Voice Vote

8-0

Womack reminded the Planning Commission the intent of the zoning change. **Hopkins** wanted to know the reasoning behind the language choice of stalls and not booths. **Womack** responded that most other reference material state stalls, but the language is easily changed if need be. **Bremmer** reported confusing language in section 24.89 and 24.95 regarding charitable/community organizations exemptions.. **Womack** reported that he would review the sections for contradictions..

Public Comments: None

Motion by **Hall** supported by **Hopkins** to close the public hearing at 7:13 p.m.

Voice Vote

8-0

B. PUBLIC HEARING FOR A REZONING OF THE BROOK RETIREMENT FACILITY, 4170 SOLON RD, NE, CEDAR SPRINGS, MI, 49319

Motion by **Bray** supported by **Hopkins** to open the public hearing at 7:14 p.m.

Voice Vote

8-0

Avantini reported that this is different than normal rezoning because it fell in the 425 agreement. The current zoning was for agricultural-residential. Now that it is included in the city it will need to be rezoned. It is common to provide a buffer zone between residential/commercial. **Womack** stated that he wanted to avoid spot zoning if possible. The R-3 designation would be appropriate because R2 does not

allow townhouses. **Bray** clarified that a hotel/motel would be considered commercial zoning.

Public Comment: **Duane McIntyre** reported that R2 or R3 would be consistent with what he thinks may develop in that area.

Motion by **Hall** supported by **Atchison** to close the public hearing at 7:28 p.m.

Voice Vote **8-0**

8. NEW BUSINESS.

A. Motion by **Hopkins** supported by **Atchison** to recommend to City Council to amend Ordinance Sec. 40-133-Table of Uses to make a Farmer's Market a Permitted use in the B-2, B-3 and MU districts.

Voice Vote **8-0**

B. The Brook Site Plan Review Application

Avantini remarked that the 13 extra spaces are not necessary and that he would like to see the spaces removed and relocate the scrubs. He reviewed his commendation provided with the commission. **Bill Fraser** stated they would like to keep the additional parking if possible and use the area north of the swale for a snow push area. He reported they have exceeded the 25 year storm retention and will be implementing a 100 year storm water retention basin. He reported that curbing is not added because it would impair the ability for drainage. **Womack** reported that page 39 of the packet was received on March 6th, 2017. He stated that one day to review the information may not be enough time. Commissioners reviewed the site plan. **Avantini** remarked that because of the steep grading it may be possible to discuss the appropriate place for shrubs once the grading is complete.

Motion by **Owens** supported by **Hall** to recommend approval to the City Council conditioned upon 1) Rezoning of the site under the 425 Agreement with Solon Township; 2) Special land use approval; 3) Administrative approval of detention basin fencing, if needed; 4) Review The landscaping items identified after grading is completed; to be reviewed and approved administratively; 5) The dumpster enclosure be revised per the discussion under item #6 above; 6) Submission of manufacturer's specification sheets for all light fixtures, for administrative review and approval; and 7) Review and approval from other applicable departments, consultants and agencies.

Voice Vote **8-0**

C. The Brook Rezoning Application-Recommendation to Council

Motion by **Hall** supported by **Hopkins** to recommend R3 zoning for the Brook property.

D. Discussion Only-The Brook Special Land Use Application

E. Discussion Only-Truesdale/Amish Warehouse Special Land Use Application

9. OLD BUSINESS.

A. Planning Commission member training

Newland stated tha RSVP's are needed as soon as possible because the trainings fill up quickly and also have a late fee if registering within 5 business days of the event.

10. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.

1. Tony Norkus letter regarding Amish Warehouse

B. Staff Comments.

1. City Manager.

A. Parks and Recreation Plan only required Council to approve, but it was included in your packet for review.

B. Jets Pizza Parking- Talked with the owner of the plaza and he reports having no knowledge regarding the signage of no parking/one way/drive through.

C. Reminder Page 8 Planning Commission Handbook-Do not discuss the proposal with the property owner, neighbors or applicant outside of the meeting. The intent of information gathering is to insure that everyone has the same information on which to base a decision. This is no possible if individual commissioners contact or are contacted by interested parties outside of the meeting. If you are contacted by the applicant or others, be prepared to tell them that you are required to conduct all of your discussions only when the other commissioners are present. Encourage them to come to the meeting (tell them when and where) or ask them to submit their comments in writing (tell them to whom and by what date). If a contact cannot be avoided, it should be reported to the rest of the members during the meeting, along with the general content of the conversation. You may feel free to request information from the community's staff. But whatever information you receive should also be made available to each of the other members.

B. Planning Commission Members.

None

11. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall reminded the board of the Fire Department Spaghetti Dinner.

12. REPORT OF THE PLANNING CONSULTANT.

None

13. ADJOURNMENT.

Motion by **Hall** supported by **Bremmer** to adjourn the meeting at 8:14 p.m.

Voice Vote

8-0

Rebecca Newland, City Clerk

Craig Owens, Chairperson