



**Cedar Springs Planning Commission Meeting**

**MINUTES**

**Tuesday, July 11, 2017**

**7:00 p.m.**

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

1. Owens called the meeting to order at 7:01 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>Excused</u>
<hr/>	
Mr. Jerry Hall	<u>Present</u>
Mr. Perry Hopkins	<u>Present</u>
Mr. Mark Laws	<u>Excused</u>
Mr. Craig Owens	<u>Present</u>

3. Recognition of Timothy Johnson (City Planner), Michael Womack (City Manager), and Rebecca Newland (City Clerk).

4. Motion to approve the minutes of the Regular Meeting of April 11<sup>th</sup>, 2017 and June 6<sup>th</sup>, 2017.

Motion by **Hopkins** supported by **Atchison** to approve the minutes of the Regular Meeting of April 11<sup>th</sup>, 2017 and June 6<sup>th</sup>, 2017

**Voice Vote.**

**6-0**

**Motion Carried.**

5. APPROVAL OF AGENDA.

Motion by **Owens** supported by **Bray** to approve the agenda with the addition of #7 Conflict of interest and Ex-parte communications and renumbering subsequent agenda items as needed.

**Voice Vote.**

**6-0**

**Motion Carried.**

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.*

**Rose Hunt**- asked what the rezoning of the MU district meant.

**Johnson** explained that the proposed ordinance adds more permitted uses in the MU district. This change is intended to make the rules more flexible and to allow more uses for older buildings.

**Kenneth Mitts**- asked why they are trying to run everyone out of town?

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY.

**Bremmer** spoke with the folks from the last meeting regarding the paint shop. She disclosed that she suggested to them to attend the Planning Commission and City Council Meeting.

8. SCHEDULED PUBLIC HEARINGS.

A. MU District Ordinance Amendment

Motion by **Hall** supported by **Hopkins** to open the public hearing at 7:09 pm on the MU District Ordinance Amendment

**Voice Vote.**

**6-0**

**Motion Carried.**

**Johnson** reviewed that the ordinance was changed about 10 years ago that was very broad, but that it still excluded some businesses. The city would like to add additional permitted uses to the MU district.

**Rose Hunt**- why can't we just allow everything that allows for a tax base and questioned how much it costs each time an amendment is done

**Daniel Reynolds** remained in his seat and stated that he has watched the community go through a lot of nonsense and telling them how to run a business.

**Hopkins** replied that this board is working to redo what history has done in the past. He stated that this board wants to work with businesses and make it easier for them.

**Reynolds** refused his time for comment during the public hearing.

**Darrin Kaudil**- stated that he thinks the city is going in the right direction. If this change is not made the building will likely sit empty.

**Ron Karger**- stated that he is thankful of the work the commission is doing for businesses and that the businesses do pay fees to offset the cost to the city for these changes.

Motion by **Hopkins** supported by **Bremmer** to close the public hearing at 7:23 pm on the MU District Ordinance Amendment.

**Voice Vote.**

**6-0**

**Motion Carried.**

9. NEW BUSINESS.

A. Escrow Policy

**Bremmer** stated that currently if the business does not pay the city will be on the hook for unpaid fees. **Johnson** stated that this is a common policy in many cities and that it saves tax payers dollars. **Hopkins** stated that any unused money is returned upon completion of the project. **Atchison** would like to know how long after the completion of a project will the money be returned. **Womack** stated that he will research other cities time frame for the return of escrow accounts. He also stated that the applicant receives the same invoice that the city receives. This policy is generally for larger cities, but the city is growing quickly.

B. AN ORDINANCE TO AMEND CHAPTER 40 Sec. 40-49 (25) and Sec. 40-49(27).  
– SITE PLAN OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR SPRINGS, MICHIGAN

**Womack** does not currently have the ability to require a site plan for a new home construction. This ordinance change would require a site plan for a new home construction. **Hopkins** clarified that expansion and restructure are still exempt under the proposed change.

C. Micro Cannery business at 70 N. Main St., (Carquest building) Site Plan/SLU expected at August meeting

10. OLD BUSINESS.

A. 14141 White Creek parking lot site plan application



C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Bremmer-** this board is very business friendly

**Hopkins-** Spoke with the owner of the Micro Cannery about possible businesses that would thrive if he sublet the front part of the building.

**Atchison-** stated that she would like to reach out to the public and tell them what we do and don't do.

13. REPORT OF THE PLANNING CONSULTANT.

None

14. ADJOURNMENT.

Motion by **Hopkins** supported by **Atchison** to adjourn the meeting at 8:19 pm.

**Voice Vote.**

**6-0**

**Motion Carried.**

---

Rebecca Newland, City Clerk

---

Craig Owens, Chairperson