



**Cedar Springs Planning Commission Meeting**

**MINUTES**

**Tuesday, March 06, 2018**

**7:00 p.m.**

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

1. The meeting was called to order by **Owens** at 7 p.m. The Pledge of Allegiance was recited.

2. ROLL CALL:

Mr. Dale Bray	<u>Present</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley, Vice-Chairperson	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>
Mr. Mark Laws	<u>Absent</u>
Mr. Daniel McGrath	<u>Present</u>
Mr. John Nixon	<u>Present</u>
Mrs. Renee Race	<u>Present</u>
Mr. Craig Owens, Chairperson	<u>Present</u>

3. Recognition of planning officials, engineering or legal representation.

Timothy Johnson (City Planner) and Rebecca Newland (City Clerk)

4. Motion to approve the minutes of the Regular Meeting February 06, 2018.

Motion by **Owens** supported by **Bremmer** to approve the minutes of the Regular Meeting February 6<sup>th</sup>, 2018 with the addition of “the decision was based on the substantial evidence presented to the Planning Commission that the Special Land Use has met approval standards” to the Special Land Use request at 40 W Beech and to modify the City Planner’s Comment to “the Planning Commission has made significant progress on some major projects since he started working with the City.”

**Voice Vote**

**8-0**

**Motion Carried.**

5. APPROVAL OF AGENDA.

Motion by **McGrath** supported by **Bray** to approve the agenda as presented.

**Voice Vote**

**8-0**

**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.*

No members of the public present.

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

None.

8. SCHEDULED PUBLIC HEARINGS.

- A. Public Hearing for AN ORDINANCE TO AMEND Chapter 40, Article III, Division 13, Sec. 40-408. - Table of district regulations OF THE CITY CODE OF ORDINANCES

**Owens** opened the public hearing at 7:03 p.m.

Public Comment: No members of the public present.

**Owens** closed the public hearing at 7:04 p.m.

9. OLD BUSINESS.

- A. 288 Main Special Land Use and Site Plan

**Owens** reported that Mr. Bergsma just got his report, but did not have enough time to submit it to the Planning Commission.

Motion by **Owens** supported by **Hall** to table the Special Land use and Site Plan request for 288 N Main until such time that it be ready to be reviewed.

**Voice Vote**

**8-0**

**Motion Carried.**

- B. Modification to the Planning Commission bylaws to reflect addition of “CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY.”

Motion by **Owens** supported by **Bremmer** to recommend the adoption of the Planning Commission bylaws change to City Council.

**Voice Vote**

**8-0**

**Motion Carried.**

- C. 300 Road Frontage Ordinance discussion

**Johnson** reported that a possible resolution to the current 300ft road frontage ordinance that is preventing businesses from building in the HC district would be to reduce the required road frontage for all buildings to 100 feet. He also reported that the access management standards should be reviewed to address driveway spacing and temporary driveways. He would also like to discuss the potential for an overlay zone in the HC district to allow PC to have some permission to modify minimum lot frontage/size requirement.

- D. 40 W Beech SLU

**Owens** reported that the item was resolved and had no need for further action.

- E. AN ORDINANCE TO AMEND Chapter 40, Article III, Division 13, Sec. 40-408. - Table of district regulations OF THE CITY CODE OF ORDINANCES

Motion by **Owens** supported by **Bray** to recommend the passage of Ordinance to amend Section 40-408 to the City Council.

**Voice Vote**

**8-0**

**Motion Carried.**

10. NEW BUSINESS.

- A. New Uses Proposed for Commercial and Industrial Zones

**Owens** liked the changes that were presented. **Nixon** inquired how this change would apply to smoke shops. **Johnson** stated that an entirely new ordinance would need to be created to address any and all marijuana smoke shops.

- B. Zoning Map updating

**Newland** stated that this was on the agenda to inform the Planning Commission that it is a task that will be coming to the Planning Commission for review in the coming months. **Johnson** stated that an up-to-date zoning map is a necessity.

He reported that the Planning Commission would need to host a public hearing to adopt a new map.

C. Sec. 40-455. - Outdoor storage in residential districts.

**Newland** reported that the City Council requested that the Planning Commission review the Outdoor Storage ordinance because they received a petition from a resident that requested a change in the ordinance to keep his camper plugged in to electrical. **Bremmer** stated that she did not see a problem with having a camper plugged in to keep it charged and cool during the week. She also stated that she would also like to see the ordinance revised to allow for overnight guests. She looked at a couple of other ordinances that limit the number of overnight stays to 14 days per calendar year. **Nixon** stated that he did not like the idea of having anyone sleep in a camper because there were two local campgrounds that would be sufficient to meet overnight guests needing to sleep in a camper. **Conley** stated that if the concern is that people will live in the camper that the ordinance should state that no one is permitted to live/reside in the camper. **Bremmer** would like to revisit the ability to allow people to camp inside the camper.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.  
i. Algoma Master Plan

B. Staff Comments.  
i. City Manager  
ii. City Clerk

C. Planning Commission Members.

**Bremmer** stated that the recent site plan training was very beneficial and thanked the city for allowing her to attend.

**Race** also attended a training and reported that she found it very beneficial as well

**Nixon** stated save the BBQ.

**Hall** encouraged all PC members to continue training and stated that it is a very valuable opportunity.

**Owens** stated the need to address Mark Laws' attendance.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Hall** thanked everyone for their hard work and reported that he needs to touch base with DR Sports to inquire in regards to their potential business.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bremmer** supported by **McGrath** to adjourn at 7:59 p.m.

**Voice Vote**

**8-0**

**Motion Carried.**

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Rebecca Newland, City Clerk

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Craig Owens, Chairperson