



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, May 1, 2018

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:

Mr. Dale Bray	<u>Present</u>
Mrs. Kathy Bremmer	<u>Excused</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>Excused</u>
Mr. Craig Owens, Chairperson	<u>Present</u>

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

Timothy Johnson (City Planner), Michael Womack (City Manager) and Rebecca Newland (City Clerk)

4. Motion to approve the minutes of the Regular Meeting April 10, 2018.

Motion by **Hall** supported by **McGrath** to approve the minutes of the Regular Meeting April 10, 2018 with the correction to the motion under 11C to change Mr. Bray to Mr. Laws.

Voice Vote

6-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **McGrath** supported by **Bray** to approve the agenda as presented with the addition of the City Planner's Handout to item 9B.

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.

None.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

- A. Special Land Use For Wesco Inc. (Land Management L.C.), 211 And 239 N. Main Cedar Springs, MI, 49319: The Applicant Is Seeking Special Land Use Approval For An Automobile Service Station At 211 N. Main And At 239 N. Main. The Municipal Code, Sec. 40-133 Requires A Special Land Use Approval From The Planning Commission For This Request. The Property Is Zoned As B-3, And Requires Special Land Use Approval In That District. The Parcel Numbers Are 41-02-25-277-009 And 41-02-25-277-012

Owens opened the public hearing at 7:05 pm.

Johnson reviewed his report. He noted that the Planning Commission would need to decide if the applicant should be granted a waiver for the driveway.

Becky Paige reviewed the report and noted that most of the changes requested have been made. She noted that the addition on to the dumpster was not a shed and that they would like to have both the shed and dumpster attachment approved. **Womack** clarified that the photo provided was just an example and not a request to build as pictured.

Public: Rose Powell asked the applicant if they planned on tearing down the garage. Applicant replied that they intend to remove the existing garage.

Owens closed the public hearing at 7:18 pm.

- B. An Ordinance To Amend 40, Article III, Division 1, Sec 40-133.-Table Of Uses Of The City Code Of Ordinances: The Proposed Change Revises The Permitted Uses, Special Land Uses, And Prohibited Uses In All Zoning Districts.

Owens opened the public hearing at 7:18 pm.

Womack reported that he has compiled the discussions for the table of uses into the attached ordinance. He asked the planning commission to review and make changes as necessary. **Hall** inquired if archery should be allowed in the HC district as well. **Johnson** reviewed his report that was provided on February 8, 2018 and added the addition of housing for the elderly as special land use in R1, R2, R3. He also made the following suggestions remove “public” from schools definition, remove mining gravel, remove para mutual horse track, and Check the language they discussed in regards to the number of employees for the production of merchandise.

Hall questioned if marijuana facilities should be permitted in the HC/Business district. **Johnson** said that he would like to have a definition created for marijuana facilities and have an ordinance that directly addresses each of the 5 types of facilities. **Conley** noted that the handout and the ordinance were made independently and that the planning commission is trying to merge the two on the fly.

Public: none.

Owens closed the public hearing at 7:37 pm.

9. OLD BUSINESS.

- A. 211 and 239 North Main Street-Wesco Site Plan and SLU
 - a. Resubmittal Letter
 - b. Waiver Request
 - c. Revised Project Narrative
 - d. Site Plan layout/landscaping
 - e. Storm Water Calculations
 - f. City Engineer Report
 - g. City Planner Revised Report

Motion by **Owens** supported by **Nixon** to approve the request from Land Management, LLC for a Special Land Use permit to establish an automobile service station for property at 211.and 239 North Main Street being Tax Parcel Numbers 41-02-25- 277-009/012 as the use described in the application materials and illustrated on the site plan dated April 18, 2108 meets the Special Land Use approval standards contained in Section 40-571 of the Zoning Ordinance.

Approval is granted subject to the following conditions:

1. Approval is granted based on the site plan prepared by Holland Engineering dated April 18, 2018 as may be amended by the Planning Commission.
2. The waiver for the existing driveways serving the site as requested by the applicant (in a letter dated April 18, 2018 is granted as the standards of 40-571 (5) have been met with the provision that signage must be provided in for no left turns both incoming and outgoing on the south driveway.
3. The two parcels comprising the project should be combined and recorded with the Kent County Register of Deeds.
4. Approval of the City Engineer.
5. Any sign to be erected by the applicant shall obtain a separate sign permit.
6. Add the date of required revisions to the site plan.
7. Two copies of the revised site plan shall be submitted to the Zoning Administrator.
8. The two revised site plans shall be signed and dated by the Secretary of the Planning Commission with one copy provided to the applicant and one retained by the City. A digital copy of the approved site plan shall also be provided to the Zoning Administrator.
9. All improvements to the site shall be completed before an occupancy permit is issued unless other arrangements are approved by the Zoning Administrator.
10. Must revise the site plan to comply with the accessory building ordinance.
11. Must install yellow sidewalk striping on city sidewalk on all driveways subject to DPW Approval and continual maintenance.

Voice Vote

6-0

Motion Carried.

- B. An Ordinance To Amend 40, Article III, Division 1, Sec 40-133.-Table Of Uses Of The City Code Of Ordinances: The Proposed Change Revises The Permitted Uses, Special Land Uses, And Prohibited Uses In All Zoning Districts
- a. City Planner Handout

Motion by **Owens** supported by **Nixon** to table the proposed Ordinance To Amend 40, Article III, Division 1, Sec 40-133.-Table Of Uses Of The City Code Of Ordinances until a complete draft is ready for review.

Voice Vote

6-0

Motion Carried.

- C. Front Lawn Parking
- a. Ordinance 179
 - b. No evidence of City Council suspending the ordinance.

10. NEW BUSINESS.

None.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence.
 - i. 2018 Planning Commission Bylaw approval
- B. Staff Comments.
 - i. City Manager apologized that he wasn't able to get more tasks completed between meetings.
 - ii. City Clerk
 - i. Approved PC 2018 Bylaws
- C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall stated that he hopes all of the ordinance changes will be beneficial to future projects and developments.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bray** supported by **McGrath** to adjourn the meeting at 8:19 p.m.

Voice Vote

6-0

Motion Carried.

Rebecca Newland, City Clerk

Craig Owens, Chairperson