



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, August 14, 2018

7:00 p.m.

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

1. **Conley** called the Meeting to Order at 7:03pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

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

Conley reported because there was not a quorum present that no business could be conducted. He stated that the public hearings would be opened, but remain open until the next scheduled meeting.

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

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

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

No action was taken.

5. APPROVAL OF AGENDA.

No action was taken.

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. Lighting Ordinance/Repeal ordinance 157

Conley opened the public hearing at 7:06pm.

Public Comment: None

B. Lot Frontage Amendments/Parking Lot Setback/Access Management

Conley opened the public hearing at 7:08pm

Public Comment: None

C. Accessory Building Ordinance

Conley opened the public hearing at 7:09pm.

Public Comment: None

9. NEW BUSINESS.

A. Zoning map

a. Public Hearing Date: _____

No action was taken.

Womack reported that the Clerk was working on updating the zoning map to reflect the changes over the last 10-12 years. He would like members to begin reviewing the existing map and bring suggested changes to their next meeting. He would like to review the Church in the R-1 district, the area between 2nd street and West street, and any spot zonings.

10. OLD BUSINESS.

- A. Motion to approve the site plan dated August 3, 2018 from Cedar Springs Hospitality, LLC as prepared by Roosien and Associates to construct a 76-unit hotel for property at 14190 White Creek Avenue being Tax Parcel number 41-02-25-300-011 as the site plan meets the site plan approval standards contained in Section 40-52 of the Zoning Ordinance. Approval is granted subject to the following conditions:

No action was taken.

Kendal Deck reviewed the site plan changes since the last meeting. He also mentioned that there is a small 24 foot section of property that prevents a road from being connected from the Dollar Tree and the proposed future Cherry Street. **Womack** reported that the City Council approved the 425 request at their last meeting. He also reminded the Planning Commission that they do not have the authority to waive the sidewalk, but that the City Council must

- B. Motion to recommended City Council to adopt Ordinance 210 Lighting Ordinance and repeal of ordinance 157.

No action was taken.

Nixon confirmed that the proposed ordinance was ADA compliant.

- C. Motion to recommended City Council to adopt Ordinance 211 Recommendations of Lot Frontage Amendments/Parking Lot Setback/Access Management

No action was taken.

- D. Accessory Building Ordinance 212

No action was taken.

Nixon suggested reviewing item 1 and item 9 to make sure they do not conflict.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence.
- B. Staff Comments.
 - i. City Manager stated that the Round Up was purchased by Cedar Thai LLC, but he hasn't received an update on the building. He

also reported that The Gun Tavern would be closing tomorrow.
The Bitten Mitten is also expected soon at 43 Main.

- ii. City Clerk reported that she is about halfway completed with identifying the zoning changes over the last 11 years. Once that is complete the information will be provided to Regis and they will revise the map with the changes. The map then must be approved after a public hearing.

C. Planning Commission Members.

Bremmer noted that the community garden by the Post Office looks great and ~~Race~~ thanked the City Planner, Manager, and City Clerk for all of their hard work.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

None

13. REPORT OF THE PLANNING CONSULTANT.

Johnson reported recently spending some time in the city with his family while they were visiting from out of town.

14. ADJOURNMENT.

Conley adjourned the meeting at 7:46pm.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson