



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, November 13, 2018

7:00 p.m.

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

1. The meeting was called to order at 7:01 pm. The Pledge of Allegiance was recited.

Clerk issues the Oath of Office to newly appointed member. Shandell Napieralski

2. ROLL CALL:

Mr. Dale Bray	<u>Absent</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley, Vice-Chairperson	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>
Mr. Daniel McGrath	<u>Present</u>
Ms. Shandell Napieralski	<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), Michael Womack (City Manager), and Rebecca Johnson (City Clerk).

4. Motion to approve the minutes of the Regular Meeting October 2, 2018.

Motion by **Bremmer** seconded by **McGrath** to approve the minutes of the Regular Meeting October 2, 2018.

Voice Vote

8-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Owens** seconded by **McGrath** to approve the agenda as presented with the addition of 9C 2019 Calendar.

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 if you would like.

None.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

None.

9. NEW BUSINESS.

A. 14190 White Creek Land Split Request

Reminga explained that the hotel site plan was on the entire 10 acre plot, but that the hotel no longer has the funds to purchase the entire lot. He would like the commission to explore splitting the property or a boundary line adjustment. He handed out some information regarding the proposed and existing easements for future development. **Johnson** explained that the creation of a parcel is permitted in conjunction with a site plan. **Bremmer** expressed concern that the board can't determine if the split would meet the 7 requirements. **Owens** stated that without a site plan the board could not take any action.

B. Zoning Ordinance to modify Chapter 40 adding 40-468(a)(3) and 40-468(e)

a. Public Hearing December 4, 2018

Bremmer was glad to see that the City Council was going to wait until the state issues for the rules and regulations. **Johnson** stated that the commission may

want to consider an ordinance to regulate marihuana use in the city because it could be easier for the local officers to enforce.

C. 2019 Calendar

Clerk Johnson explained that the 2019 election calendar has not been released yet and that the dates for next year will be presented at the December Meeting. January 8th, 2019 7pm will be the first proposed scheduled date because of the holiday.

10. OLD BUSINESS.

- A. Revised Zoning Map
 - a. Proposed changes

Womack explained that there were areas that could be modified to better fit the zoning needs of the city. He expressed that he would like to see the property at White Pine Family Medicine zoned B-3. **Johnson** suggested reviewing the Mixed Use and Industrial area to better fit the need of the city.

- B. Proposed Alternate Format for Planning Ordinances
 - a. B-2 Revised

Johnson reviewed his changes. **Bremmer** would like to remove apartments, townhouses, etc from the 6 blocks of central business district.

- b. B-3 Revised

Nixon stated that the B-3 may have some areas outside of Main Street. Adding Primary North Main Street to the B-3 identified purpose would be beneficial.

- c. MU Revised

Womack would like to eliminate accessory apartment buildings above a garage because the accessory building ordinance prevents living quarters in an accessory structure.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence.
 - i. Algoma Parks & Recreation Master Plan Survey
- B. Staff Comments.
 - i. City Manager-Vacation May 2019
 - ii. City Clerk-begin to look at the first Tuesday of each month and let the Clerk know if you have any conflicts.
- C. Planning Commission Members.

Nixon appreciated all of the work that the City Planner put into the proposed changes.

Race thanked everyone for having her on the board and thanked Mr. Johnson for all of his hard work.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall thanked the generous community for the upcoming fire station. He also welcomed Shandell Napieralski to the board.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bremmer** seconded by **McGrath** to adjourned the meeting at 8:52p.m.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson