



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, January 08, 2019

7:00 p.m.

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

1. City Clerk to Called the Meeting to Order at 7pm. The Pledge of Allegiance was recited.

Clerk to issued Oath of Office to appointed/reappointed members: Shandell Napieralski and Gerald Hall

Clerk opened the floor to nominations for Chairperson.

Bray seconded by **Hall** nominated Owens for Chairperson.

Roll Call Vote **6-0** **Motion Carried.**

Clerk issues the Oath of Office to **Owens** as the Chairperson.

Chairperson opens the floor to nominations for Vice-Chairperson.

Bray seconded by **Hall** nominated **Conley** for Vice-Chairperson.

Roll Call Vote **6-0** **Motion Carried.**

Clerk issues Oath of Office to **Conley** as the Vice-Chairperson.

2. ROLL CALL:

Mr. Dale Bray	<u>Present</u>
Mrs. Kathy Bremmer	<u>Excused</u>
Mr. Clint Conley	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>
Mr. Daniel McGrath	<u>Excused</u>
Ms. Shandell Napieralski	<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 December 4, 2018.

Motion by **Hall** seconded by **Bray** to approve the minutes of the Regular Meeting December 4, 2018 with the correction that Mr. Conley was excused and to replace Foster Family Home to Child Care Institution.

Voice Vote

6-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Bray** seconded by **Conley** to approve the agenda as presented.

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 if you would like

Rose Powell thanked Owens and Conley for service as the Chair/Vice-Chairperson. She also welcomed Shandell to the board. She reported that the Cedar Springs Garden Club will be having a fundraiser on February 11th from 4pm-9pm at The Brewery where 10% of the proceeds will be donated to get an underground sprinkler system for the community garden.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

None.

9. NEW BUSINESS.

- A. 288 N. Main
- i. Snowplowing business letter
 - ii. Accessory Building Application
 - iii. Zoning Application

iv. Pollution Incident Prevention Plan

Womack reviewed his letter dated 01-02-2019.

Ron Redeck represents CS Property Management and stated that he would like the city to consider a creative solution that would not make it necessary for a good business to vacate the property. He asked the commission to consider the historical use of the property.

O'Dowd stated that he has limited is used of the property to the permitted use in that zoning district. He may request a Special Land Use if the use changes in the future.

Owens stated that the commission was satisfied with the proposed changes that would make Landscaping and Snowplow businesses a SLU in the B-3 district if adopted by City Council.

B. Proposed Alternate Format for Planning Ordinances

i. R-3

i. Single- and two-family dwelling units are also permitted to allow for infill development on individual lots which are not suitable for multi-family buildings. R-3 developments ~~should~~ shall be served by public water and sanitary sewer with sidewalks, street lights, street trees, and landscaped grounds to create a quality residential environment.

ii. Remove 40-225 Item F from R1, R2, R3

ii. R-4

i. Remove item C from 40-247 because it is duplicate

ii. Move item 40-247 D to Special Land Use

iii. RR

i. Remove entirely

iv. I-1

i. Move 40-386 Item E back to SLU

ii. Move 40-386 Item H & I to SLU

iii. Add Landscaping and Plowing to 40-386 Item O to match other zoning

iv. Add Parking lots to item K

10. OLD BUSINESS.

A. Revised Zoning Map (11/19/2018)

Bray would like the White Pine Trail clearly labeled and potentially update the area to permit small businesses along the trail. **Hall** suggested North of Pine street and South of Muskegon for a possible overlay zone. He also mentioned that Church and Beech need to be revised to residential.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence.

i. 12-04-2018 Definition of Brew Pub

ii. 2018 Minute Index

iii. 2018 Attendance Report

B. Staff Comments.

i. City Manager

ii. City Clerk- Council passed ordinance 214 an ordinance to modify Chapter 40 adding 40-468(a)(3) and 40-468(e).

C. Planning Commission Members.

Bray thanked Craig and Clint for serving as the Chair and Vice-Chair of the board.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall stated that the City Council toured the Waste Water Treatment Plant recently. He also thanked everyone for their time and work on the board.

13. REPORT OF THE PLANNING CONSULTANT.

Johnson ensured that the minute index would be forwarded to the City Council as the yearly report. He also would like to take some time to develop a work program for the year that helps define what projects the board plans to focus on for the year.

14. ADJOURNMENT.

Motion by **Bray** seconded by **Nixon** to adjourned the meeting at 8:24p.m.

Voice Vote

6-0

Motion Carried.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson