



Cedar Springs Planning Commission Meeting

AGENDA

Tuesday, April 09, 2019

7:00 p.m.

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

1. **C. Owens** called the meeting to order at 7:00pm. 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>Present</u>
Mr. Daniel McGrath	<u>Present</u>
Ms. Shandell Napieralski	<u>Present</u>
Mr. John Nixon	<u>Present</u>
Mr. Harrison Owens	<u>Present</u>
Mr. Craig Owens, Chairperson	<u>Present</u>

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

T. Johnson (City Planner), Womack (City Manager), R. Johnson (City Clerk).

4. Motion to approve the minutes of the Regular Meeting January 08, 2019 and March 05, 2019.

Motion by **McGrath** seconded by **H. Owens** to approve the minutes of the Regular Meeting January 08, 2019 and March 05, 2019.

Voice Vote.

8-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **C. Owens** seconded by **Bremmer** to approve the agenda with the following changes: Add items 9A) Motion to recommend to the City Council the Table of Uses Ordinances 9B) Motion to recommend to the City Council the Principle Uses On A Lot Ordinance 9C) Motion to recommend to the City Council the Parking Standards Ordinance.

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

Rose Powell thanked the Planning Commission for their hard work on the proposed ordinances.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

A. Table of Uses Ordinances

C.H. Owens opened the public hearing at 7:03pm.

Public Comments: None.

C.H. Owens closed the public hearing at 7:04pm.

Staff Comments: **Womack** reviewed the changes he made.

a. Requested Changes

- i. Add Professional and business offices as permitted use to I-1 district
- ii. Remove Allied Chemicals from Industrial district
- iii. Move and revise Hotel and Motel to Special Land Use in the HC district and revise B-2 District Special Land use Hotel and Motel
 1. Revise to "Hotel and Motels including accessory uses such as restaurants, taverns, conference rooms, exercise rooms, swimming pools, and banquet facilities."

B. Principal Uses On A Lot Ordinance

C.H. Owens opened the public hearing at 7:15pm.

Public Comments: None.

C.H. Owens closed the public hearing at 7:15pm.

Staff Comments: **Womack** reviewed the ordinance.

C. Parking Standards Ordinance

C.H. Owens opened the public hearing at 7:16pm.

Public Comments: None.

C.H. Owens closed the public hearing at 7:16pm.

Staff Comments: **Womack** reviewed changes he made.

9. NEW BUSINESS.

A. Motion to recommend to the City Council the Table of Uses Ordinances

Motion by **McGrath** seconded by **Bremmer** to adopt the changes as presented and recommend approval to the City Council.

Voice Vote. 8-0 Motion Carried.

B. Motion to recommend to the City Council the Principle Uses On A Lot Ordinance

Motion by **H. Owens** seconded by **Bremmer** to send and recommend approval of the ordinance to the City Council.

Voice Vote. 8-0 Motion Carried.

C. Motion to recommend to the City Council the Parking Standards Ordinance

Motion by **C. Owens** seconded by **McGrath** to send and recommend approval of the ordinance to the City Council.

Voice Vote. 8-0 Motion Carried.

D. 4013 Site Plan and Special Land Use

- a. City Planner report
- b. 4013 Site Plan application
- c. 4013 Special Land Use Application
- d. 4013 Site Plan maps and elevations

T. Johnson reviewed his report. **Tim Alsopck** the architect for the project represented the applicant. He reported that he will be working to revise the site plan and required documents to comply with the planners report. He stated that there was an addition shown on the Tractor Supply building, but they will not be adding on the building and will revise the photometric plan accordingly. The applicant asked the board about the gravel sidewalk on 17 Mile and asked what the board would like to see. **T. Johnson** stated that the Planning Commission could require the applicant to pave a 5 foot sidewalk replacing the gravel sidewalk existing. **Hall** reported that the west side of the building has the potential for banners/signage and stated that this is frowned upon. He also remarked that the applicant has an access road near the Burger King that is not properly maintained. **Womack** voiced concerns regarding the parking area and loading zone on the north side of the building and suggested a physical barrier to prevent an accident.

C. Owens set a public hearing for May 14th, 2019 if the applicant submits their revised plans prior to the deadline to publish.

E. Waste Receptacles (Dumpster) ordinance memo

Womack reviewed his suggested revisions. **T. Johnson** suggested requiring a bollard at the rear of the enclosure to prevent potential damage. **Hall** suggested adding language to permit a bollard at the front of the enclosure as an option. **T. Johnson** stated that Allendale Township is a good example of permitting the bollards at the front of the enclosure. **Womack** will make the requested changes and bring back to the next meeting and set a public hearing at that meeting.

10. OLD BUSINESS.

A. Zoning Map Draft

a. Set a Public Hearing for May 14, 2019

i. Requested Changes

1. 550 West St (Formerly 490)-Industrial
2. 660 West St (Formerly 536)-Industrial
3. 199 South St-B-3
4. Remove B-1 from the Legend
5. Change the two parcels at Church and 5th to R-2

C. Owens set a public hearing for May 14th, 2019

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence

- i. City Council on 3-14-2019 approved a temporary sidewalk waiver for Cedar Springs Hospitality LLC Contingent that if sidewalk connects to the parcel that they will be required to install sidewalk on the property.
- ii. Hotel site plan minor site plan change approval
- iii. Planning Commission work program

B. Staff Comments.

- i. City Manager
- ii. City Clerk

C. Planning Commission Members.

H. Owens asked if there was a timeframe that would require business to begin installing sidewalks in the HC district.

C. Owens thanked the board for their hard work and consistent attendance.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall reported that the city is moving in a positive direction and thanked everyone for their hard work.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bremmer** seconded by **McGrath** to adjourned the meeting at 8:00p.m.

Voice Vote

8-0

Motion Carried.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson