



**Cedar Springs Planning Commission Meeting**

**AGENDA**

**Tuesday, July 09, 2019**

**7:00 p.m.**

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

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

2. ROLL CALL:

Mr. Dale Bray	<u>Present</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>Absent</u>
Mr. John Nixon	<u>Present</u>
Mr. Harrison Owens	<u>Present</u>
Mr. Craig Owens, Chairperson	<u>Excused</u>

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

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

4. Motion to approve the minutes of the Regular Meeting June 04, 2019.

Motion by **McGrath** seconded by **Bray** to approve the minutes of the Regular Meeting June 04, 2019 as presented.

**Voice Vote.**

**7-0**

**Motion Carried.**

5. APPROVAL OF AGENDA.

Motion by **H. Owens** seconded by **Bremmer** to approve the agenda as presented.

**Voice Vote.**

**7-0**

**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.

- A. Special Land Use for Mallard Construction LLC. located at 206 & 218 N. Main St (41-03-30-151-024 and 41-03-30-151-012)

**Conley** opened the public hearing at 7:03pm.

Public Comments: None.

**Conley** closed the public hearing at 7:04pm.

9. NEW BUSINESS.

- A. Special Land Use & Site Plan for Mallard Construction LLC located at 206 & 218 N. Main St (41-03-30-151-024 and 41-03-30-151-012)
- i. Special Land Use Application
  - ii. Site Plan Application
  - iii. Site Plan
  - iv. Landscape Plan
  - v. City Planner Review

**Mike Gates** reviewed his company. He employs 6-9 employees at any time. The site is a meeting place for workers to collect equipment and to provide secretarial support. There is minimal noise generated by the use of regular trucks and lawn equipment. Most of the work is completed offsite including landscape consultations, landscaping yards, and vehicle repair. There will be no long term outdoor storage of mulch, soil, or other landscaping materials. He will be removing the salt hut/grind tank from the site plan. He plans to replace the white fence inserts with white and green vinyl fence inserts. He will also put directional arrows for in traffic on Main Street and out traffic on Pine Street.

**T. Johnson** reviewed his report. **Womack** will make the applicants PIP plan available to the commission and will double check to see if the driveway on Pine Street is required to be paved and the right of way requirements on Pine Street.

The board requested the following changes/updates:

- Revise sketch/site plan to show white and green slats in the chain link fence, incoming traffic arrow on Main Street and outgoing traffic arrow on Pine Street,

illustrate actual existing building setback distances and width of existing drive ways, note if the site is served by public water/sewer, remove salt hut/grind tank, remove all parking on Pine Street, and remove one regular parking space on Main Street and convert to one handicap space and note the dimensions of the barrier free parking spot.

- Provide a bullet point list of information on equipment and vehicles stored on site, hours of operation, potential customer visits, noise generated by on-site operations and other similar information about the site.
- Work with the Zoning Administrator for a solution on the six foot tall fence and driveway along Pine Street.
- Work with the Zoning Administrator for a solution for the landscaping requirements on the east lot line.
- Irrigation shall be installed on Main Street.
- Waste container shall conform to the new ordinance.
- Fence must be in good repair.
- Remove barb wire and brackets from top of fence.
- Place no parking signs facing Pine St.
- Employee parking, Main Street landscaping, and lighting shall be as presented.

Motion by **McGrath** seconded by **H. Owens** to approve the Site Plan and Special Land use based on decisions made here today as determined with approval by Zoning Administrator, Planning Commission Chair, and subject to final approval of fact.

**Voice Vote**

**7-0**

**Motion Carried.**

- B. Special Land Use & Site Plan for O'Dowd LLC located at 228 N. Main St. ( 41-03-30-151-029)
  - i. Zoning Application (sketch plan)
  - ii. Special Land Use Application

Motion by **H. Owens** seconded by **Hall** to table the Special Land Use & Site Plan for O'Dowd LLC located at 228 N. Main St.

**Voice Vote**

**7-0**

**Motion Carried.**

10. OLD BUSINESS.

- A. Proposed Future Zoning Map Changes
  - i. Conversion of RR to R-1
  - ii. Conversion of B-1 to B-3
  - iii. Conversion of MU properties to I-1
  - iv. Converting miscellaneous single parcels
  - v. Current Zoning Map
  - vi. Proposed Future Zoning Map

The board was in consensus that they would like to begin the proposed zoning map changes by setting a public hearing for the conversion of the parcels identified from B-1 to B-3.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
  - i. Zoning Map Ordinance – Second Reading on 07-11-2019
  - ii. Dumpster Ordinance – Second Reading on 07-11-2019

- B. Staff Comments.
  - i. City Manager
  - ii. City Clerk

C. Planning Commission Members.

**Bremmer** asked if the city planned on matching the states recent changes to the Fireworks regulations. She is also excited for The Red Bird Bistro, the Hotel, and all the new development happening in town.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Hall** thanked the board for attending the meetings and working hard over the last couple of years. He reported that the city has secured a grant to extend public utilities to the city owned parcels near the Waste Water Treatment plant.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Bremmer** seconded by **Bray** to adjourned the meeting at 8:37 p.m.

**Voice Vote**

**7-0**

**Motion Carried.**

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Rebecca Johnson, City Clerk

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Clint Conley, Vice-Chairperson