



**Cedar Springs Planning Commission Meeting**

**MINUTES**

**Tuesday, August 13, 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>Present</u>
Mrs. Kathy Bremmer	<u>Present</u>
Mr. Clint Conley, Vice-Chairperson	<u>Present</u>
Mr. Jerry Hall	<u>Excused</u>
Mr. Daniel McGrath	<u>Excused</u>
<hr/> Mr. John Nixon	<u>Absent</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) and R. Johnson (City Clerk)

4. Motion to approve the minutes of the Regular Meeting July 09, 2019.

Motion by **H. Owens** seconded by **Bray** to approve the minutes of the Regular Meeting July 09, 2019.

**Voice Vote.**

**5-0**

**Motion Carried.**

5. APPROVAL OF AGENDA.

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

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.*

**Sonya Cronkright** wanted the Planning Commission to consider the repercussions of the decisions to change the zoning of parcels. She questioned if the changes would lead to higher property taxes based on the highest and best use of the property.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY

None.

8. SCHEDULED PUBLIC HEARINGS.

- A. Proposed Zoning Map Changes
  - a. B-1 to B-3

**C. Owens** opened the public hearing at 7:06pm.

Public Comments: Brett Anderson explained that he would like to add a driveway to his business located at 399 S. Main and 199 S. Main, but cannot currently do so because the parcels are under two different zoning districts. He is looking to possibly expand the carwash if the zoning changes and if there are no other similar businesses looking to come into town.

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

9. NEW BUSINESS.

- A. None.

10. OLD BUSINESS.

- A. 4013 17 Mile Road Site Plan and Special Land Use
  - a. City Planner May 6<sup>th</sup> report
  - b. 4013 17 Mile Site Plan application
  - c. 4013 17 Mile Special Land Use Application
  - d. 4013 17 Mile Engineering Site Plan
  - e. 4013 17 Mile Photometric Plan
  - f. 4013 17 Mile Landscaping Plan

**T. Johnson** reviewed his report and expressed that the applicant requested that the project is tabled so they can resolve some lingering site plan issues. You may wish to discuss the followings 1) Substandard sidewalk 2) Architectural renderings. Consensus from the board would like the applicant to revise the site plan to upgrade the sidewalk on 17 Mile and install a sidewalk on White Creek and to revise the architectural renderings.

Motion by **C. Owens** seconded by **Bremmer** to table the request.

**Voice Vote.**

**5-0**

**Motion Carried.**

- B. Special Land Use & Site Plan for O'Dowd LLC located at 228 N. Main St. ( 41-03-30-151-029)
  - a. City Planner 8-13-19 Report
  - b. Zoning Application (sketch plan)
  - c. Special Land Use Application
  - d. Set public hearing for SLU

**T. Johnson** reviewed his report. **Mike O'Dowd** reported that the business generally starts at 7:30am and ends by 7pm, there are 7 fulltime employees, the building is not open to the public, he recently installed a mesh across the front gate, but can remove it if it is not permissible, he would like to keep the barb wire if possible. **C. Owens** reported that he would like to see the following revisions to the site plan and special land use application 1) Lease agreement with MCU body Shop for shared space 2) Identify Parking on sketch plan 3) Identify/modify the type of screening to be used for the fence 4) and any remaining revisions requested by the City Planner. **Womack** informed Preferred Landscaping that they could not have the three strands of barbed wire on their fence, but he interpreted the ordinance to permit a type of barbed wire that was on top of the fence.

Motion by **H. Owens** seconded by **Conley** to table the request.

**Voice Vote.**

**5-0**

**Motion Carried.**

- C. Motion to recommend to the City Council to approve the zoning change for the identified parcels from B-1 to B-3, as presented.
  - a. Set Public hearing for next revision
    - i. Conversion of RR to R-1
    - ii. Conversion of MU properties to I-1
    - iii. Converting miscellaneous single parcels
  - b. Sec. 40-133 Table of Uses Old Ordinance
  - c. Ordinance 216 Table of Uses New Ordinance
  - d. Public Hearing notice

Motion by **C. Owens** seconded by **H. Owens** to recommend to the City Council to approve the zoning changes as presented on the public notice list.

**Voice Vote.**

**5-0**

**Motion Carried.**

Motion by **C. Owens** seconded by **H. Owens** to set a public hearing for the conversion of RR to R-1 for the October 1st meeting.

**Voice Vote.**

**5-0**

**Motion Carried.**

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
  - i. Shandell Napieralski Letter of Resignation
- B. Staff Comments.

- i. City Manager reported that there were no injuries at the apartment fire earlier this afternoon.
- ii. City Clerk reported that the map that was handed out at the beginning of the meeting was approved of by the City Council at their July 11<sup>th</sup>, 2019 City Council Meeting.

C. Planning Commission Members.

**HC. Owens** thanked Mr. Conley for chairing the last meeting. He also mentioned that if the City Planner had any suggested trainings or topics to review at a meeting that has a light agenda that he could present them at that time.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Womack** reported that the Planning Commission and the City Council are working together to update the zoning information to make it easier to understand.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **Conley** seconded by **H. Owens** to adjourned the meeting at 7:45 p.m.

**Voice Vote**

**5-0**

**Motion Carried.**

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Rebecca Johnson, City Clerk

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Craig Owens, Chairperson