



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, February 04, 2020

7:00 p.m.

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

1. **Conley** 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	<u>Present</u>
Mr. Jerry Hall	<u>Excused</u>
Mr. Daniel McGrath	<u>Present</u>
Mr. John Nixon	<u>Absent</u>
Mr. Craig Owens	<u>Present</u>
Mr. Harrison Owens	<u>Present</u>
Mr. Ashley Watson	<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 January 07, 2020.

Motion by **Bray** seconded by **Bremmer** to approve the minutes of the Regular Meeting January 07, 2020.

Voice Vote

7-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **C. Owens** seconded by **H. Owens** 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.

Pete Bruinsma expressed concerns with the non-conforming uses in the city. He reported that many of the properties that are nonconforming are low-income housing for disabled individuals. He stated that the need for housing has doubled since 1920. He suggested loosening the zoning laws and embracing the growth.

Sue & Tim Wolfe thanked the Planning Commission for serving on the board. She expressed concerns with the non-conforming uses in the City. She recommended adopting an ordinance similar to Rockford, Sparta, or Greenville.

7. CONFLICTS OF INTEREST AND EX-PARTE COMMUNICATION INQUIRY.

None.

8. SCHEDULED PUBLIC HEARINGS.

None.

9. NEW BUSINESS.

A. 20 East Church

- i. Letter
- ii. Site Plan Application
- iii. Site Plan
- iv. City Planner Report

Johnson reviewed his report. He noted that the code of ordinances conflict regarding parking in the B2 district. One section of the code states that all parking can be offsite and another section reports that 50% must be onsite. **Don Degroot** reviewed the site plan with the Planning Commission. He reported that the final colors have not been determined, but they will likely be white, grey, woodgrain, and a splash of baby blue. **Conley** remarked that the style of the buildings in the area do not have a specific architectural style to match so the angular design of the building works for the space.

Motion by **C. Owens** seconded by **Bremmer** to approve the site plan dated 01-06-20 submitted by Craig Baker for the construction of a dental office at 20 East Church Street, Parcel 41-19-06-226-038, as the plan meets the Standards for Site Plan Approval contained in Section 40-52 and the applicable requirements of the Cedar Springs Zoning Ordinance including the building materials and architecture requirements. Approval is granted subject to the following conditions:

1. The site plan must be revised as follows:
 - a. The parking space along Church Street is within 10 feet of the front lot line and must be moved to comply with this requirement.
 - b. The parking space next to the south (side) lot line is closer than five feet and must be moved to comply with the five feet setback requirement.

- c. The sidewalk abutting the east side of the building must be widened to seven feet to comply with the Ordinance requirement.
- d. The lighting plan must show a minimum of 3.1-foot candles of light for the barrier free parking space.
- 2. The site plan must comply with the requirements of the City Engineer.
- 3. Three copies of the revised site plan shall be submitted to the City Zoning Administrator for signature per Section 40-51(c).
- 4. Subject to the Zoning Administrator approval for the external colors of the building.

Voice Vote

7-0

Motion Carried.

- B. 112 W Muskegon Rezoning Application
 - i. Public Hearing 03-03-2020

Womack reported that the applicant has requested to change the zoning from R1 to B3. He reported that the parcel was a home that was torn down. The applicant does not have a proposed use in mind, but wishes to combine the property with 130 W Muskegon.

10. OLD BUSINESS.

- A. 4288 17 Mile Rd Site Plan-O'Reilly Site Plan
 - i. Revised Site Plan 1-28-2020
 - ii. Stout Proposal for cross access driveways
 - iii. City Planner Report (if available)
 - iv. Engineer Report (if available)

Jordan Annex from Success Development reported that if the driveway connections were not installed immediately the project would likely have to keep 20,000 to 30,000 in escrow. He reported that this could be difficult to do. **Leon Stout** reported concerns with the proposed retention pond, overflow from Cedar Creek, and safety turning into his building and the proposed building because there is not a turning lane.

Motion by **C. Owens** seconded by **Watson** to table the request until all the documents are received.

Voice Vote

7-0

Motion Carried.

- B. Nonconforming Uses

Womack reported that the current law was enacted in 1982. The law is not intended to punish anyone, but non-conforming uses are very difficult to get rid of once they are established. **Johnson** reported that non-conforming building and uses have impacts such as; banks will not mortgage the property, and slows down commerce. **Bremmer** reported that the non-conforming uses in the R1 district have other options to be rebuilt by special land use. The master plan is a long-range vision and we have to start at some point to bring the community back to that vision. **C. Owens** would like to see some additional information and reported that no matter the decision of the board they will make someone upset.

- C. White Pine Trail Overlay district
 - i. Should the boundary Include the entire distance from West Muskegon to the north City limits or create a smaller area? **Consensus: contain the district from Elm to Church on**

East Side of trail as presented.

- ii. Property south of West Muskegon Street is zoned for residential use (R-1 and R-2) and occupied by single family houses. Are portions of these zones appropriate for inclusion? **Consensus: No.**
- iii. Land further south is zoned Industrial with several vacant parcels south of Display Pack. Should these parcels be included? **Consensus: No.**
- iv. Include both sides of the Trail within the Overlay Zone? **Consensus: include both sides of the White Pine Trail Maple to Beech on West side of trail.**
- v. Allow only parcels which are contiguous to the Trail to be included within the Overlay Zone or perhaps within one City block or similar distance? **Consensus: Contiguous to the trail.**
- vi. What uses should be allowed in the Overlay Zone? Where should permitted uses in the Overlay Zone be allowed? **Consensus: begin with everything that is permitted in the B2 district.**
- vii. What review and approval process should be put into the ordinance language? **Consensus: Permit existing buildings and new buildings.**
- viii. Development standards will need to be developed depending on the answers to the above questions. These standards will pertain to allowing more than one use per parcel, parking, setbacks, signs, outdoor seating and others. **Consensus: Allow the Zoning Administrator to approve existing buildings and have the Planning Commission review new builds.**

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
 - i. MAP Training
 - ii. Ottawa County Training
 - iii. 01-07-2020 O'Reilly Auto Parts City Planner Memo
 - iv. Final proposed 2020 Zoning Map
- B. Staff Comments.
 - i. City Manager
 - ii. City Clerk
- C. Planning Commission Members.

Bremmer thanked the City Clerk for sending out the packet the Tuesday before the meeting.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

None.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Motion by **H. Owens** seconded by **Bremmer** to adjourn the meeting at 9:08 p.m.

Voice Vote

7-0

Motion Carried.

Rebecca Johnson, City Clerk

Craig Owens, Chairperson