



**Cedar Springs Planning Commission Meeting**

**MINUTES**

**Tuesday, August 11, 2020**

**7:00 p.m.**

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

1. **C. Owens** called the Meeting to Order at 7:02 pm and 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>Absent</u>
Mr. Daniel McGrath	<u>Present</u>
Mr. John Nixon	<u>Present</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 S. Napieralski (Deputy Clerk)

4. Motion to approve the minutes of the Regular Meeting July 07, 2020.

Motion by **Conley** seconded by **Watson or H. Owens** to approve the minutes of the Regular Meeting July 07, 2020 with the correction to Rose Powell is not a member of the Planning Commission but was asked to speak as Council Representative.

**Voice Vote**

**7-0**

**Motion Carried.**

5. APPROVAL OF AGENDA.

Motion by **C. Owens** seconded by **Watson or 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.*

**Brynadette Powell** stated that it was difficult to hear in the Council Chamber but thanked the board for all of the work they have to do.

**Sue Wolfe** Thanked Womack for explaining the differences between Option 1 and Option 2. Asks for consideration of non-conforming, if building is destroyed, they should be permitted to rebuild; diminishes previous legislation.

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

None.

8. SCHEDULED PUBLIC HEARINGS.

A. Public Hearing for a Special Land Use for Lume Cannabis Co. at 16 N. Main St.

**7:15 pm**

**Sue Wolf** requested to gather information of incoming potential marijuana businesses. Two locations have sold. Two more are pending.

**Keith Coalter** stated he is glad for the change. It will fix up buildings in the area, which is much needed.

**Rose Powell** agreed with Coalter's view on repairing businesses.

**Brynadette Powell** has concerns with entire blocks being condemned, parking issues, and traffic control.

**7:25 pm**9. NEW BUSINESS.

- A. White Pine Trails Plat
  - a. Cover Letter
  - b. Project Narrative
  - c. Site Plan Application
  - d. Site Plan Review Checklist
  - e. Sample Portfolio
  - f. Wetland Review
  - g. Site Plans
  - h. City Planner Report

**T. Johnson** reviewed process from Public Hearing to Council to Approval to modify lot size. He stated that three (3) conditions of benefit would have to be met.

**Womack** clarified that this would change from R1 to R2.

**Watson** requested location clarification.

**Dan Larabell**, with Allen Edwin Homes and Land Development presented the proposal and indicated concerns would be addressed during resubmittal.

**H. Owens** asked where initial construction would flow, if it would be through Needlewood.

**Bremmer** stated construction traffic is not good for neighbors or street.

**Dan Larabell** clarified it would be through Cedar Springs Avenue.

**Nixon** requested information about clear cutting and replanting.

**Dan Larabell** replied that Phase 1 would be preserved. Phase 2 & 4 would have modifications/relocation.

**Tom Larabell** explained that some clear cutting would be necessary.

Public Hearing would be submitted by September 14 and then scheduled for October 6<sup>th</sup> meeting.

**Dan Larabell** defined it would be a site condominium and the requested PUD/Preliminary Hearings would occur the same day.

B. Lume Cannabis Co. Application for 16 N. Main St.

- a. Marijuana Establishment Application
- b. Architectural Plan
- c. Special Land Use
- d. Zoning Application
- e. Lume Public Notice
- f. Lume 300-foot letter
- g. Lume public notice-virtual meeting
- h. City Planner Report

**T. Johnson**

**Bremmer** expressed concern of public parking with two restaurants, the Kent Theater, and AA.

**Watson** stated he did not prefer the corrugated metal that he felt it should match surrounding businesses and use appropriate materials.

**Bremmer** suggested they close off the alley way behind Kent Theater. She also questioned how many employees would have and where would they park.

**Abbo** responded that quantity of employees would be directed by business and they would minimize used spaces.

**Watson** agreed they should close the alleyway.

**Nixon** suggested they could use concrete poles to redirect traffic.

**Womack** indicated other materials might be more appropriate.

**T. Johnson** stated that it would be better to curb it off and the alleyway could be improved with lighting.

**C. Owens** inquired if there would be a dumpster.

**Abbo** responded that when and if a dumpster was necessary, it would comply with current ordinances but that currently there is very little waste out of their establishments.

**Bremmer** interjected that marijuana waste had to be handled in a very specific way. She also stated that the current design diminishes character and is not harmonious with the downtown area. She cited Article 8, Section 569 in considering welfare of the adjacent properties and community.

**Bray** agreed that the building color proposed would throw off the downtown area and the purple was gaudy.

**Abbo** responded that they would work with what was allowed.

**Bremmer** referenced a similar store in Big Rapids that had big windows and was in more harmony with the local decor.

**Womack** agreed that windows brought a classic look.

C. Discussion on Ordinance 218-principal building or use

**T. Johnson** discussed unified function to take in account for two uses permitted with a unified appearance.

D. Discussion on Medical Marihuana Draft Ordinance

- a. Medical Marihuana Regulatory Ordinance
- b. Medical Marihuana Zoning Ordinance
- c. Motion to set a public hearing for Medical Marihuana Ordinance at Regular Meeting of October 6<sup>th</sup>, 2020.

**Womack** stated that in November legislation will change and moved to readdress at that time.

10. OLD BUSINESS.

- A. DRAFT Fence Ordinance
  - a. City Manager Memo
  - b. Side Yard Fence Map
  - c. SPARTA Fences on Corner Lot Language
  - d. SPARTA Secondary Front Yard Language

**Womack** reviewed options and aesthetics.

**Bremmer** stated that some aesthetics should be allowable.

**Womack** argued safety vs. manufactured preferences.

**Nixon** and **H. Owens** agreed with **Womack**, stating that it should be left in.

- B. Non-conforming ordinance draft
  - a. Option 1-prohibits building if 60% destroyed
  - b. Option 2-allows residential rebuilding
- C. Discussion on property line vs. property corner

**Womack** stated attorney addressed this that a property corner could not be shared and recommended to adopt that determination.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
  - i. Sec. 40-467 Swimming Pool Ordinance
    1. Eaton County Requirements for Swimming Pools, Hot Tubs and Spas in Michigan July 2018
    2. Michigan Residential Code-2015 Section R105(vii)
    3. 2015 International Swimming Pool and Spa Code
- B. Staff Comments.
  - i. City Manager
  - ii. City Clerk

C. White Pine Trail Overlay

D. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**R. Powell** stated it has been a wonderful summer, with all the work being done. It has been exciting and complicated.

13. REPORT OF THE PLANNING CONSULTANT.

**T. Johnson** thanked everyone.

14. ADJOURNMENT.

Motion by **Watson** seconded by **H. Owens** to adjourn the meeting.

**Voice Vote**

**7-0**

**Motion Carried.**

Meeting adjourned at 9:39 pm

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Shandell Napieralski, Deputy City Clerk

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Craig Owens, Chairperson