



Cedar Springs Planning Commission Meeting

MINUTES

SPECIAL MEETING

Monday, December 29, 2020

7:00 p.m.

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

1. **Conley** called the meeting to order at 7:01pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Mr. Clint Conley

Mr. Jerry Hall

Mr. Daniel McGrath

Mr. John Nixon

Ms. Ashely Hamel

Mr. Matthew Hogg

Present- Zoom- Cedar Springs, MI

Present

Present- Zoom- Cedar Springs, MI

Present- Zoom- Cedar Springs, MI

Present

Present

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

Womack – City Manager and R. Johnson – City Clerk.

4. Motion to approve the minutes of the Regular Meeting October 6, 2020.

Motion to approve the minutes of the Regular Meeting October 6, 2020.

Voice Vote

6-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion to approve the agenda with the following revisions: revise meeting date, revise meeting date in footer, and spelling correction for Ashley Hamel in roll call.

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 welcomed the two new members Mr. Hogg and Ms. Hamel. She thanked them for volunteering and hopes they continue to make the City a better place.

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

Nixon requested to recuse himself from the topic of 40 E Elm.

8. SCHEDULED PUBLIC HEARINGS.

Conley opened the public hearing at 7:15pm.

- A. PUBLIC HEARING FOR ORDINANCE AMENDMENT: The Proposed Ordinance Is To Amend Chapter 40, Article III, Division 13, Section 40-409 Entitled "Commercial And Industrial Side And Rear Setback Reductions" Of The Code Of Ordinances For The City Of Cedar Springs. The Proposed Change Would Reduce The Side And Rear Setbacks In The B-3, HC, And I-1 Districts.

Womack reported that along the 17 Mile corridor has some property that may benefit from reducing the side and rear setbacks.

Public Comment: **Rose Powell** there is a lot of undeveloped land that could be developed if permitted.

Conley closed the public hearing at 7:20pm.

Conley opened the public hearing at 7:20pm.

- B. PUBLIC HEARING FOR A PROPOSAL TO REZONE A SINGLE PROPERTY: The Property Owner For 233 S. Main Street Is Seeking To Rezone Parcel Number 41-02-36-229-005 From R-1 To B-3. The Current Surrounding Zoning Districts For The Parcel Are As Follows; Parcel To The North: B-2, Parcel To The South: R-1, Parcel To The East: R-1, And Parcel To The West: R-1.
- i. Citizen Letter
 - ii. Labels

Public Comment: **Michael Wittmer** reported that the church changed their name from First Baptist Church to Cedar Springs Baptist Church and they submitted the rezoning request so they can have a larger sign.

Conley closed the public hearing at 7:23pm.

Conley opened the public hearing at 7:23pm.

- C. PUBLIC HEARING FOR A SPECIAL LAND USE: The Property Owner At 40 E Elm. Cedar Springs, MI 49319, Parcel Number 41-03-30-312-011, Requests A Special Land Use For The Two Family Housing Unit That Does Not Have Main Street Frontage That Already Exists In The B-2 District. The Type Of Use Is Allowed In The District By The Way Of A Special Land Use. The Planning Commission Would Need To Grant A Special Land Use For This Purpose.
 - i. Citizen Letter
 - ii. Labels
 - iii. Wolfe Letter

Womack reported that he checked and that the letter provided by Ms. Wolfe is properly provided on the City Website in the agenda packet.

Public Comment: None.

Conley closed the public hearing at 7:25pm.

9. OLD BUSINESS.

None.

10. NEW BUSINESS.

- A. Motion to recommend the **approval** or **denial** to the City Council for the amendment of Ordinance Chapter 40, Article III, Division 13, Section 40-409 Entitled "Commercial And Industrial Side And Rear Setback Reductions" Of The Code Of Ordinances For The City Of Cedar Springs.

Hall remarked that the setbacks were created to provide cross access easements, but if it works for future development then he is in favor of it. He also mentioned that many of the spaces that this could impact are occupied by renters and this change could make it difficult on the tenants. **Conley** would be in favor of discussion the options that could improve development if the change is doable.

Motion by **McGrath** seconded by **Nixon** to table the item.

Voice Vote

6-0

Motion Carried.

- B. Motion to recommend to the City Council the **approval** or **denial** of the 233 S Main Rezoning Request from R1 to B3.

Motion by **McGrath** seconded by **Hammel Hamel** to recommend to the City Council the approval of the 233 S Main Rezoning Request from R1 to B3.

Voice Vote

6-0

Motion Carried.

- C. Motion to **approve** or **deny** of the 40 E Elm Special Land Use request for the continued use of the property as a Two-Family Housing Unit That Does Not Have Main Street Frontage.

Nixon recused himself at 7:52 p.m.

Eric Brandt is seeking a special land use for the property that has been used as a duplex since 1978 and he noted that he thought it predated the applicable zoning provisions. **Womack** has no issue with issuing a special land use because it looks like a single-family home that was converted, but the Code Enforcer has had significant contact with the homeowner regarding the property. He identified issues that should be addressed include lack of outdoor storage and lack of appropriate designated parking. **Hammel Hamel** remarked that if the Planning Commission has the opportunity to fix these issues now would be the time to fix them.

Motion by **Conley** seconded by **Hogg** to approve of the Special Land Use for 40 E Elm subject to the installation of outdoor storage and the indication of appropriate parking with final approval by the Zoning Administrator.

Voice Vote

4-1 (Hall)

Motion Carried.

Nixon returned to the meeting at 8:17p.m.

- D. Motion to approve Resolution 2020-01 A Resolution To Establish The Regular Meeting Dates Of The Planning Commission From January 2021 Through December 2021.

Motion by **Hall** seconded by **Hammel Hamel** to approve Resolution 2020-01 A Resolution To Establish The Regular Meeting Dates Of The Planning Commission From January 2021 Through December 2021.

Voice Vote

6-0

Motion Carried.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
 - i.2021 Marihuana Special Land Use Submission Dates
- B. Staff Comments.
 - i.City Manager welcomed the new members and reminded the board that the regular meeting of January is moved to January 12th. He reminded everyone to not drink and drive.
 - ii.City Clerk wished everyone a happy new year.

C. Planning Commission Members.

Hammel Hamel thanked the board for a warm welcome.

Conley thanked the new members for volunteering for the board.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall welcomed new members to the board and thanked them for volunteering for the positions. He wants to continue to work together to do what is best for the community.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Conley adjourned the meeting at 8:23p.m.

Rebecca Johnson, City Clerk

Clint Conley, Chairperson