

Motion by **Hall** seconded by **Nixon** to approve the agenda as presented.

Voice Vote

6-0

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.

Rose Powell reported that Red Flannel day was wonderful. She also encouraged everyone to volunteer for the Red Flannel Festival.

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

None.

8. SCHEDULED PUBLIC HEARINGS.

None.

9. OLD BUSINESS.

- A. Motion to recommend to the City Council to adopt the 2021 bylaw revisions as presented.

Hammel would like the bylaw revisions to reflect that the City Manager is only permitted to cancel one consecutive meeting. **Hall** suggested that Mr. Womack present a finalized form at the next meeting. **McGrath** suggested Review/Discussion/Action to replace Review, discussion, approval, or recommendation of related public hearing material.

- B. Motion to recommend to the City Council to accept the donation of property commonly known as 17 N. Main St. to the City.

Motion by **Hogg** seconded by **Merlington** to recommend to the City Council to accept the donation of property commonly known as 17 N. Main St. to the City for public use.

Voice Vote

6-0

Motion Carried.

- C. Sample Industrial Building Façade Requirements Ordinance

Womack reviewed the proposed changes. **Johnson** proposed to change Plastic Cladding are strongly discouraged to plastic clad/veneer are prohibited. The board generally agreed with the change.

- D. Ordinance amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fences

Womack reviewed the proposed changes. **Merlington** suggested revising the proposed ordinance to revise residential districts to permit a 5ft fence in the side and rear yard and 6ft in commercial districts. **Merlington** would like the revision to give the authority to the

Zoning Board of Appeals. **Johnson** suggesting removing “nor enforce” from item N-Fences.

E. Cedar Springs Marihuana Caregiver Zoning Ordinance proposal

Womack reviewed the proposed changes.

10. NEW BUSINESS.

A. Arby’s Restaurant drive-through modification

- a. Transmittal Sheet
- b. Zoning Permit Application
- c. Site Plan Review Application
- d. Site Plan Application Checklist
- e. Project Narrative
- f. Site Plans

Kayleigh Bevington reviewed the site plan on behalf of Arby’s Restaurant. **Womack** expressed concern regarding the removal of several parking lots, but the board could reduce the minimum number of spaces. **Nixon** questioned if the site could be required to add a sidewalk.

Motion by **McGrath** seconded by **Hall** to approve the presented site plan as presented with the following modifications:

- a) Planning Commission approves of the 45 parking spaces under section 40-513b
- b) Dumpster enclosure 2a is approved with corrugated metal
- c) Sidewalk shall be installed on the east and west side in the existing islands in the middled it shall be connected by a painted sidewalk on the asphalt surface.

Voice Vote

6-0

Motion Carried.

B. Parking Ordinance Review

- a. Cedar Springs Parking Ordinance
- b. Stanton Parking Ordinance
- c. Greenville Parking Ordinance
- d. Rockford Parking Ordinance

Motion by **Hall** seconded by **McGrath** to table until next month.

Voice Vote

6-0

Motion Carried.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence

- i. White Pine Trail Overlay Ordinance City Council First Reading 10/14/2021
- ii. 2021 Meeting Calendar

B. Staff Comments.

- i. City Manager thanked Mr. Johnson for his work while he was with the City of Cedar Springs.
- ii. City Clerk

C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Hall thanked Mr. Johnson for all of his help in bringing changes to the community.

13. REPORT OF THE PLANNING CONSULTANT.

Johnson thanked everyone for the experience of working with the community. He reported that his wife was in the production “The Glass Menagerie” at the Kent theater many years ago. He has found his work fun and rewarding.

14. ADJOURNMENT.

Nixon adjourned the meeting at 9:06pm.

Rebecca Johnson, City Clerk

John Nixon, Vice-Chairperson