



## Cedar Springs Planning Commission Meeting

### MINUTES

Tuesday, February 1, 2022

7:00 p.m.

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

1. **Conley** called the Meeting to Order at 7pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Mr. Jerry Hall	<u>Excused</u>
Mr. Matthew Hogg	<u>Present</u>
Mr. Jason Merlington	<u>Present</u>
Mr. Daniel McGrath	<u>Excused</u>
Ms. Shandell Napieralski	<u>Present</u>
Mr. John Nixon	<u>Present</u>
Mr. Clint Conley	<u>Present</u>

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

Womack (City Manager) and Johnson (City Clerk).

4. Motion to approve the minutes of the Regular Meeting January 04, 2022.

Motion by **Hogg** seconded by **Merlington** to approve the minutes of the Regular Meeting January 04, 2022.

Voice Vote                      5-0                      Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Hogg** seconded by **Merlington** to approve the agenda as presented.

Voice Vote                      5-0                      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.*

None.

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

None.

8. SCHEDULED PUBLIC HEARINGS.

- A. Ordinance amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fence
  - i. Motion to recommend approval to the City Council of the proposed amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fence

**Conley** opened the public hearing at 7:04pm.

Public Comment: **Rose Powell** is glad that this is happening because of some previous safety concerns.

**Conley** closed the public hearing at 7:06pm.

Motion by **Nixon** seconded by **Hogg** to recommend approval to the City Council of the proposed amendment to Chapter 40, Section IV. Division 2 to modify Sec. 40-446 Walls and Fence.

**Voice Vote                      5-0                      Motion Carried.**

9. SITE PLAN REVIEWS.

- A. SLU and Zoning review for 38/39 E. Elm St. to be used as a 3-unit multi-family home.

**Womack** reported that there have been some homes that have been illegally modified, The board has started issuing Special Land Uses for some of these uses in the B-2 district. **Mark Hoskins** reports that Mr. Rowland purchased the property as a 3 family home in 1992. They are seeking a special land use to continue the use. He reported that the applicant could combine the properties if required. **Womack** wanted to see how the board interprets Section 40-577 (e3). **Conley** would interpret the ordinance to permit the use of 1 and 2 family homes only. **Nixon** would interpret the ordinance to permit the use because of the continued use. **Merlington and Hogg** would be inclined to continue to permit the use with the restriction that the parcels must be combined.

Straw Poll -Does subpart 3 allow the continued use of a triplex?

Yes-Napieralski, Merlington, Hogg, Nixon

No-Conley

Motion by **Hogg** seconded by **Merlington** to table the SLU and Zoning review for 38/39 E. Elm St. to be used as a 3-unit multi-family home.

**Voice Vote**

**5-0**

**Motion Carried.**

10. OTHER BUSINESS.

- A. Motion to recommend approval of the Williams and Works Planning Professional Services Agreement to the City Council

Motion by **Napieralski** seconded by **Merlington** to recommend approval of the Williams and Works Planning Professional Services Agreement to the City Council

**Voice Vote**

**5-0**

**Motion Carried.**

- B. Discussion on the swimming pool ordinance
  - i) Cedar Springs Pool Ordinance
  - ii) Sparta Pool Ordinance

**Womack** reported that the ordinance is out of date and he will draft a sample ordinance for the board to review.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
  - i) 2022 Calendar
  - ii) Cedar Springs 5-Year Recreation Plan
  - iii) Heart of Cedar Springs Master Plan
  - iv) 2021 PC Attendance Report
  - v) 2021 PC Minute Index
  - vi) McGrath Resignation Letter
- B. Staff Comments.
  - i) City Manager no comment.
  - ii) City Clerk reminded the board that individuals that would like to be paid must fill out the tax forms previously provided.
- C. Planning Commission Members.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Conley** thanked Mrs. Johnson for the hard work on the Planning Commission Minute Index.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

**Conley** adjourned the meeting at 7:52pm.

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**Rebecca Johnson, City Clerk**

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**Clint Conley, Chairperson**