

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. Public Hearing for An Ordinance To: Amend Chapter 32, Article VIII-Section 32-696 Uses-C Through E, Subpart (B) Churches Of The Code Of Ordinances For The City Of Cedar Springs. The proposed ordinance reduces the required lot size and amends parking requirements for Churches.
 - i. Motion to recommend approval of An Ordinance To: Amend Chapter 32, Article VIII-Section 32-696 Uses-C Through E, Subpart (B) Churches Of The Code Of Ordinances For The City Of Cedar Springs.

Conley opened the public hearing at 7:13pm.

Public Comment: **Craig Owens** thanked the Planning Commission for the tedious work that they do. He thinks the proposed changes will benefit the community.

Conley closed the public hearing at 7:14pm.

Motion by **Conley** seconded by **Nixon** to recommend approval of An Ordinance To Amend Chapter 32, Article VIII-Section 32-696 Uses-C Through E, Subpart (B) Churches Of The Code Of Ordinances For The City Of Cedar Springs With The Amendment To Subpart 5 "There Shall Be A Continuous Five-Foot Wide, ADA-Compliant Sidewalk That Connects An Off-Site Vehicle Parking Area To The Place Of Worship."

Voice Vote

4-0

Motion Carried.

9. SITE PLAN REVIEWS.

None.

10. OTHER BUSINESS.

- A. Discussion on sample Pool Ordinance
 - i) Sparta Pool Ordinance

Nixon expressed that he thought hot tubs should have fencing surrounding the unit. He wanted to specifically name hot tubs in the ordinance. **Moore** will check in the International Pool and Spa Code to see how hot tubs are addressed.

Motion by **Hall** seconded by **Conley** to set a public hearing next month and bring back any modification and changes.

Voice Vote

4-0

Motion Carried.

B. Discussion on sample Industrial Building Façade Requirements Ordinance

i) CM Industrial Façade requirements draft

Womack would like to see a combination of the presented ordinance by Mr. Moore and the ordinance presented by the board. He would like to see subpart C from the board's proposed ordinance integrated in Mr. Moore's draft ordinance. **Moore** liked items C1 and C1 of the board's proposed ordinance. **Conley** would like to see some flexibility to bring alternatives to the board, but not so much so that every site plan comes to the Planning commission. He thought that the materials permitted in the Leighton ordinance may be too prohibitive. **Moore** thought it would be helpful to include some pictures in the ordinance to demonstrate the intent of the ordinance. He thought adding a couple sentences that dial in on the intent of the ordinance might be helpful in executing the ordinance in the future. **Nixon** would like to see the main focus of the ordinance to address the entrance facing facade, but the sides and rear could use pole barn steel. **Conley** agreed that they wanted to see the entrance of the building as a focal point.

Motion by **Nixon** seconded by **Napieralski** to table the Industrial Building Façade Requirements Ordinance.

Voice Vote

4-0

Motion Carried.

C. Discussion on the minimum/maximum parking requirements in the zoning ordinance for commercial and industrial uses.

- i) Sec. 32-616 (Parking) Application and Design
- ii) Sec. 32-617 Schedule of Parking Requirements
- iii) Sec. 32-621 Maximum Parking
- iv) Sec. 32-622 Deferred Parking for Commercial or Industrial Districts

Womack reported that the board wanted to possibly revise the minimum parking requirements to make it more flexible. **Moore** suggested revising the schedule of required parking as guide rather than a requirement. He also suggested to add language to permit the Planning Commission to adjust parking requirements upwards or downwards based on evidence provided by the applicant. He will review the current parking requirements to see if they align with current parking recommendations. **Womack** would like to revise 32-622 subpart b to remove the specific numbers and revise to permit the Planning Commission to modify deferred parking requirements when provided evidence from the applicant.

D. Motion to recommend approval of the Drainage Easement for the White Pine Trails neighborhood as described in Exhibit A

i) Exhibit A

Motion by **Conley** seconded by **Napieralski** to recommend approval of the Drainage Easement for the White Pine Trails neighborhood as described in Exhibit A

Voice Vote

4-0

Motion Carried.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence

- i) 2022 Calender
- ii) 270 West St. development permit extension
- iii) Site Development and Storm Water Runoff Facility Maintenance Agreement
- iv) Easement for Sanitary Sewer and Watermain

B. Staff Comments.

- i) City Manager reported that Sky Mint may want to install a drive thru at their site and it would require a separate Special Land Use. Jimmy John's has proposed a new site location at the White Creek Plaza in the former Kent County Credit Union/Intandem.
- ii) City Clerk - none.

C. Planning Commission Members.

Hall apologized for being late to the meeting.

Nixon questioned if he had an unexcused absence at the last meeting.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Powell thanked the board for all of the work they do.

13. REPORT OF THE PLANNING CONSULTANT.

None.

14. ADJOURNMENT.

Conley adjourned the meeting at 8:45pm.

Rebecca Johnson, City Clerk

Clint Conley, Chairperson