



## Cedar Springs Planning Commission Meeting

### MINUTES

Tuesday, June 07, 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.

**Womack** issued the Oath of Office to Lisa Atchison.

#### 2. ROLL CALL:

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

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

Andrew Moore (City Planner), Michael Womack (City Manager), and via Zoom, Rebecca Johnson (City Clerk).

4. Motion to approve the minutes of the Regular Meeting May 10, 2022.

Motion by **Merlington** seconded by **Napieralski** to approve the minutes of the Regular Meeting May 10, 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. Public Hearing for an Ordinance To Amend Section 32-556 Pertaining To The Swimming Pools Of Chapter 32, "Zoning," Of The Code Of Ordinances Of The City Of Cedar Springs. The Proposed Ordinance Modifies and Sets Standards For Swimming Pools For The City Of Cedar Springs.
  - i. Motion to recommend to the City Council to approve An Ordinance To Amend Section 32-556 Pertaining To The Swimming Pools Of Chapter 32, "Zoning," Of The Code Of Ordinances Of The City Of Cedar Springs.

**Conley opened the public hearing at 7:07pm**

Public Comment: None.

**Conley closed the public hearing at 7:07pm.**

Motion by **Atchison** seconded by **Merlington** to recommend to the City Council to approve An Ordinance To Amend Section 32-556 Pertaining To The Swimming Pools Of Chapter 32, "Zoning," Of The Code Of Ordinances Of The City Of Cedar Springs.

**Voice Vote**

**5-0**

**Motion Carried.**

- B. Public Hearing For A Special Land Use For Tripp Provisions LLC, At 4116 17 Mile Rd Cedar Springs, MI 49319: The Applicant Is Seeking Special Land Use Approval For A Recreational (Adult-Use) Marihuana Processor. The Property Is Zoned HC Highway Commercial, The Applicant Requests Special Land Use Approval In That District. The Municipal Code, Sec. 32-421(21) Requires Approval From The Planning Commission For This Request. The Parcel Number Is 41-02-36-100-004.

- i. Motion to approve of a zoning permit and Special Land Use for Tripp Provisions LLC for a Recreational Marihuana Processor at 4116 Seventeen Mile Rd.

**Conley opened the public hearing at 7:13pm**

Public Comment: None.

**Conley closed the public hearing at 7:13pm.**

**Dave Kooistra & Matt Tripp** reviewed the project and reported that they are 2-3 months before they can be operational due to material backorders.

Motion by **Conley** seconded by **Atchison** to approve of a zoning permit and Special Land Use for Tripp Provisions LLC for a Recreational Marihuana Processor at 4116 Seventeen Mile Rd.

**Voice Vote**

**5-0**

**Motion Carried.**

**9. SITE PLAN REVIEWS.**

- A. Motion to approve of the site plan for the White Creek Flats multi-family development project to be located on property commonly known as 14300 White Creek Ave. subject the following conditions:
  - i) Approval of the 425 conditional land transfer between the City and Solon Twp.
  - ii) Approval of the requiring rezoning of the property to the R-3 Multiple Family Residential
  - iii) Modification of the Final Site Plan to include\_\_\_\_\_.

**Moore** reviewed his report and the changes made by the applicant since the last meeting. **Todd Stuive** reported that he previously submitted the requested justification of extra parking. He submitted it to the City Manager again at the meeting. **Doug Gulker** would like the board to approve of the site plan subject to the 425 agreement and the rezoning.

Motion by **Conley** seconded by **Atchison** to approve the site plan for an apartment complex located at 14300 White Creek Avenue NE (PPN 41-02-25-300-046) (“White Creek Flats”). The Planning Commission further finds, based on the Williams & Works staff reports dated March 29, 2022 and June 3, 2022, that the proposed site plan meets all applicable standards of the City of Cedar Springs Zoning Ordinance, including but not limited to standards related to parking, lighting, refuse, applicable dimensional requirements, and the site plan review criteria specified in Section 32-69 of the City of Cedar Springs Zoning Ordinance. This site plan approval is subject to the following conditions:

1. The applicant shall obtain and provide the City with copies of all applicable permits obtained from federal, state, and county agencies having jurisdiction.
2. All improvements shown on the White Creek Flats Site Development Plan, Site Utility Plan, Site Grading and Soil Erosion Control Plan, Lighting Plans and specifications, Landscaping Plan, Building Elevations, and Floor Plans submitted and dated May 31, 2022, shall be constructed in strict conformance with those approved plans, including, but not limited to, the proposed access road and driveways, buildings,

accessory buildings, offices, landscaping, lighting, parking areas, open spaces, sidewalks, berms, and stormwater management facilities, water and sewer utilities, subject to the requirements and conditions set forth herein.

3. The applicant shall meet all requirements of the City of Cedar Springs Fire Department, City Engineer, City Attorney, and any others deemed necessary by the City.
4. The 425 agreement for the property shall be executed and effective prior to construction.
5. The rezoning of the property to R-3 must be approved by the City Council and become effective prior to construction.
6. The City may exercise all enforcement remedies available to it upon finding that the terms of this site plan approval are being or have been violated. A violation of these conditions shall constitute a violation of the zoning ordinance.

**Voice Vote**

**5-0**

**Motion Carried.**

- B. Motion to approve of the Zoning Permit and Special Land Use for the proposed use of the 54 N. Park St. property as a Church
  - i) SLU Public Hearing Held 03-08-2022
  - ii) Modified Ordinance Chapter 32-696(b)

Motion by **Conley** seconded by **Merlington** to approve of the Zoning Permit and Special Land Use for the proposed use of the 54 N. Park St. property as a Church as it meets the requirements of the updated Ordinance 32-696(b).

**Voice Vote**

**5-0**

**Motion Carried.**

#### 10. OTHER BUSINESS.

- A. Review and discuss the proposed Industrial Building Façade Requirements Ordinance

**Womack** reported that he would like require a window for all office areas. **Moore** will make this change for the next meeting. **Merlington** indicated that he is in favor of the ordinance because he wanted to avoid the large steel buildings.

- B. Review and discuss the minimum/maximum parking requirements in the zoning ordinance for commercial and industrial uses.
  - i) Sec. 32-616 Application and Design
  - ii) Sec 32-617 Schedule of Parking Requirements

**Womack** will bring back some recommended modifications for the next meeting.

#### 11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

- A. Correspondence
  - i) 2022 Calendar

- B. Staff Comments.
  - i) City Manager reported that the city has been fairly lucky with the quality of the projects that have been coming to the city. He reminded everyone of the concerts in the park and the comedies at the Kent.
  - ii) City Clerk wished everyone a happy and safe 4<sup>th</sup> of July.

- C. Planning Commission Members.

**Merlington** reported that here is a new sidewalk on Pine Street that would be a great potential connection to White Creek.

**Conley** thanked the board for working through the agenda quickly. He also thanked Ms. Atchison for being willing to serve on the board.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

**Atchison** did not have a report.

13. REPORT OF THE PLANNING CONSULTANT.

**Moore** did not have a report.

14. ADJOURNMENT.

**Conley** adjourned the meeting at 8:11pm.

---

**Rebecca Johnson, City Clerk**

---

**Clint Conley, Chairperson**