



Cedar Springs Planning Commission Meeting

MINUTES

Tuesday, July 12, 2022

7:00 p.m.

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

1. **Conley** called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited.

2. ROLL CALL:

Ms. Lisa Atchison	<u>Present</u>
Mr. Jerry Hall	<u>Present</u>
Mr. Matthew Hogg	<u>Arrived at 7:23pm</u>
Mr. Jason Merlington	<u>Present</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.

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

4. Motion to approve the minutes of the Regular Meeting June 07, 2022.

Motion by **Atchison** seconded by **Hall** to approve the minutes of the Regular Meeting June 07, 2022 as edited.

Voice Vote

6-0

Motion Carried.

5. APPROVAL OF AGENDA.

Motion by **Hall** seconded by **Atchison** to approve the agenda as presented with the following amendments: add 11D Table of Uses Discussion.

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.

None.

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

Napieralski reported that she had a distant family relation with Ed Ladwig, but that she felt she could make an impartial and fair decision.

8. SCHEDULED PUBLIC HEARINGS.

- A. PUBLIC HEARING FOR A SPECIAL LAND USE FOR WHITE CREEK LLC., 14111 White Creek Ave Cedar Springs, MI 49319: The applicant is seeking special land use approval for a drive-through business. Parcel 41-02-26-400-041 is zoned H-C (Highway Commercial District), the applicant requests a Special Land Use approval in that district for a drive-through business.
- i. Zoning Permit and Special Land Use Application for 14111 White Creek Ave.
 - ii. Map of 14111 White Creek Ave.
 - iii. City Planner report regarding a proposed Jimmy Johns drive-through Special Land Use at 14111 White Creek Ave.
 - iv. Motion to approve of a zoning permit and Special Land Use for White Creek LLC/Ed Ledwig for the operation of a Jimmy John's Restaurant with a drive-through at 14111 White Creek Ave.

Conley opened the public hearing at 7:07 pm.

Public Comment:

Mike Murry reported that he was the real estate agent for area Jimmy Johns and he has known Ed Ledwig for many years.

Shannon Hager submitted a written statement in support of the Special Land Use.

Conley closed the public hearing at 7:12 pm.

Mike Murry reported that the location has had a drive through for almost 15 years at the proposed location. He reported that the original plan was not preferred because the drive through did not have an escape from the drive through queue. The applicant is requesting a waiver on the 50 ft setback requirement and **Womack** reported that the use is not a problem, but he questioned if the proposed drive through would be safe? He reported that 2-3 vehicles can safely stack in the drive through before it impacts the safety of the parking lot. **Jerry Heath** reported that he has a very similar store in Jenison with no drive through concerns. He reported that they are expecting approximately 150 cars per day over the course of a 10 hour day. **Hall** reported that he has visited several sites around Michigan and reported there are usually 3-4 cars in the drive through. He also reported that Greenville does not have a drive

through. **Merlington** expressed concerns with stacking cars that could block the exit. **Nixon** reported concern with the proposed drive through near the exiting turn lane and at the rear of the building. **Conley** would like to see a plan that addresses how the site will accommodate the drive through when it is at it's busiest. **Atchison** would like to see a more detailed plan on where the order speakers would be and how wide the lanes are.

Womack questioned if the proposed drive through would be safe? He reported that 2-3 vehicles can safely stack in the drive through before it impacts the safety of the parking lot.

Motion by **Conley** seconded by **Hogg** to table the request.

Voice Vote

7-0

Motion Carried.

9. SITE PLAN REVIEWS.

A. None.

10. OTHER BUSINESS.

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

B. Review and discuss the minimum/maximum parking requirements in the zoning

Womack will bring the proposed ordinances back for review at a future meeting.

11. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA.

A. Correspondence

i) 2022 Calendar

ii) White Creek Flats Parking Justification letter

iii) Approved 54 N. Park Calvary Assembly zoning permit

B. Staff Comments.

i) City Manager

ii) City Clerk

C. Planning Commission Members.

Atchison reported that she enjoys being on the Planning Commission.

D. **Table of Uses Discussion**

Womack will bring back for the board for consideration. **Hall** would like to update the table of uses. **Conley** reported that the table of uses should be updated and consistent with the Master Plan.

12. REPORT OF THE CITY COUNCIL REPRESENTATIVE.

Atchison reported that the work that the Planning Commission does is very helpful for the City Council. She thanked everyone for all the hard work that they do.

13. REPORT OF THE PLANNING CONSULTANT.

None

14. ADJOURNMENT.

Conley adjourned the meeting at 8:04 pm.

Rebecca Johnson, City Clerk

Clint Conley, Chairperson