



CITY OF COOPERSVILLE
REGULAR MEETING OF THE PLANNING COMMISSION
Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

May 20, 2024

Chairperson, Michael Heinz called the meeting to order @ 6:00 P.M.

Commissioners Present:

Daniel Bowman	Tara Weise
Anthony Henry	Co- Chairperson Ross Conran
Thomas Heikoop	Chairperson Michael Heinz

Commissioners Absent: Commissioner Wilson

Motion by Commissioner Heikoop with second by Commissioner Weise to excuse the absence of Commissioner Wilson. Motion carried unanimously.

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner Heikoop to approve the minutes of the Planning Commission meeting of April 15, 2024. Motion carried unanimously.

Public Hearing/Special Guests

Public Hearing – Special Land Use Request for SR2 Properties, LLC at 276 Main Street

Motion by Commissioner Conran with second by Commissioner Bowman to open the Public Hearing at 6:01 P.M. Motion carried unanimously.

Jim Waswick, Owner of Natural Alternatives stated that he was in support of the Special Land Use and commended the owners of SR2 Properties on the building improvements they have made thus far.

Donna Dykstra stated that she was in support of the Special Land Use for SR2 Properties.

Sue Buth, Owner of 293 Main Street stated that she is in support of the Special Land Use for Sr2 Properties. Ms. Buth stated further that the owners of SR2 Properties are rare people that do not come along often, and these are the type of people that the downtown needs to revitalize and maintain the downtown. Ms. Buth commended the owners on how well of a job they did on the building facade. Ms. Buth stated that the DDA's (Downtown Development Authority) mission is to enhance the historical appeal of the downtown and that she is disappointed with where the Michigan Main Street Program is going here, as they help in the revitalization of downtown's. Ms. Buth stated that she realizes the DDA Marketing Director, Kate Terpstra was working on this program, but Ms. Terpstra has since been taken on other duties and does not have the time. Ms. Buth would like to see the program brought back to the fore front. Ms. Buth thanked the owners of SR2 Properties for all they have done.

Public Hearing/Special Guests continued

Public Hearing – Special Land Use Request for SR2 Properties, LLC at 276 Main Street

Greg Slater, Owner of 300 Main Street stated that he is in support of the Special Land Use for SR2 Properties.

Sam Kaltak, Owner of SR2 Properties, LLC stated that they have owned and operated the Body Shop at 276 Main Street for approximately 1.5 Years now, and they have had nothing but positive experiences. Mr. Kaltak stated that he and his wife Rachelle have found their place here in the city. They currently live in Rockford and if the Special Land Use is granted, they will have more time for family, business, and being great contributing members of this town, as they would be traveling less.

Motion by Commissioner Bowman with second by Commissioner Henry to close the Public Hearing at 6:11 P.M.
Motion carried unanimously.

Citizens Input and Suggestions NONE

Discussion/Action

Special Land Use Review for SR2 Properties, LLC., 276 Main Street

Motion by Commissioner Conran with second by Commissioner Bowman to approve the Special Land Use for SR2 Properties, LLC. with the following conditions: Motion carried unanimously.

- ***The special land use permit shall continue to comply with all standards in Chapter 1286 (Special Land Uses), Section 1280.20 (Upper Floor Apartments), and all other applicable ordinance regulations.***
- ***If the DDA dumpster is used to discard building material and other waste during construction, it shall not be overfilled with refuse sticking up (the lid must be able to fully close) or the property owner will receive the bill for any overages.***

Site Plan Review for SR2 Properties, LLC. at 276 Main Street

Motion by Commissioner Bowman with second by Commissioner Heikoop to approve the Site Plan for SR2 Properties, LLC, 276 Main Street with the following conditions: Motion carried unanimously.

- ***Obtain a Building Permit before beginning construction.***
- ***Coordinate public utilities with City staff if anything additional is needed to serve the property.***

Site Plan Review for New Lift Station Building at 813 W. Randall Street

Motion by Commissioner Conran with second by Commissioner Weise to approve the Site Plan for the new Lift Station Building at 813 W. Randall Street. With the following conditions: Motion carried unanimously.

- ***Obtain a Flat Work Permit before beginning construction.***
- ***Obtain a Right-of-Way Permit before beginning any work in the right-of-way.***
- ***Obtain an SESC Permit from Ottawa County Water Resources Commissioner, if applicable. Coordination with the City Engineer and Department of Public Utilities shall occur prior to beginning any utility work.***
- ***A Land Transfer application must be submitted to City staff to approve and process the land being transferred from Continental Dairy Facilities, LLC.***
- ***Add three (3) trees.***

Planning Commission Information: The following information was presented to the Planning Commission:

- *April 2024 – City Council Meeting Minutes*
- *April 2024 – Downtown Development Authority Meeting Minutes*
- *April 2024 – Fire Authority Meeting Minutes*
- *April 2024 – Permits*
- *Wright Township – Solicitation of Comments*

Planning Director Comments

Planning Director Victor Vuong thanked the Commissioners for attending and for their time.

Planning Commissioner Comments NONE

Adjourn

Being no further discussion, Chairperson Heinz adjourned the meeting at 6:32 P.M.

Michael Heinz, Chairperson

Kimberly Borgman, City Clerk