



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

November 18, 2024

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

Commissioners Present:

Thomas Heikoop	Tara Weise
Anthony Henry	Co-Chairperson Ross Conran
Robert LaCross	Chairperson Michael Heinz

Commissioners Absent: Commissioner Sarah Wilson

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

Approval of Minutes

Motion by Commissioner Weise with second by Commissioner Henry to approve the minutes of the Planning Commission meeting of October 21, 2024. Motion carried unanimously.

Public Hearing/Special Guests NONE

Citizens Input and Suggestions NONE

Discussion/Action

Site Plan Review for Tractor Supply Company, 1070 W Randall St.

Motion by Commissioner Conran with second by Commissioner Heikoop to adopt the staff report dated October 17, 2024 as finding of fact and to approve the site plan dated 10/16/2024 and the exterior elevations dated 10/15/2024 submitted by Tractor Supply Company for 1070 W. Randall St., Parcel #: 70-05-27-200-061 as it does meet the standards set forth in the City of Coopersville Planning and Zoning Ordinance which also includes the following conditions:

1. Obtain a Building Permit and Flat Work Permit before beginning construction.
2. Obtain a Right-of-Way Permit before beginning any work within the right-of-way, if applicable.
3. Separate sign permits will be needed for any future signs, if applicable.
4. The structure located at the southeast corner of the property in the fenced area discussed in the staff memo shall be removed because it does not comply with all standards within Section 1280.11. Any future structure must be reviewed by the City to ensure compliance with all ordinance standards prior to being constructed or erected.
5. Sidewalks shall be installed along the frontage of O'Malley Drive and connect to the adjacent sidewalks at 1191 O'Malley Drive.
6. Utilities shall be coordinated with the City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work, if applicable.

7. A Non-Domestic User Survey must be completed and submitted to the Department of Public Utilities Superintendent.
8. The shipping containers are removed when construction of this addition and interior remodel are complete.
9. Parking spaces may remain at 10' x 19'.
10. Merchandise and trailers shall only be displayed in specified areas as indicated on the site plan.

Motion carried unanimously.

Planning Director Comments

Planning Director Victor Vuong informed the Commission that we will meet again in December.

Planning Commissioner Comments NONE

Adjourn

Being no further discussion, Chairperson Heinz adjourned the meeting at 6:27 P.M.

Michael Heinz, Chairperson

Kimberly Borgman, City Clerk