



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

May 19, 2025

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

<u>Commissioner's Present:</u>	Tara Weise Anthony Henry Robert LaCross	Sarah Wilson Co-Chairperson Ross Conran Chairperson Michael Heinz
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Commissioners Absent: Thomas Heikoop

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

Approval of Minutes

Motion by Commissioner Conran with second by Commissioner LaCross to approve the minutes of the Planning Commission meeting of March 17, 2025. Motion carried unanimously.

Public Hearing/Special Guests NONE

Citizens Input and Suggestions

Betsy Merkins, Resident, inquired about the status of the Master Plan and the community survey. Asked how many surveys were submitted and if the survey will be released again. Also questioned the status of the proposed apartment complex inquiring about the proposed changes and states she thought the developer stated they could not move forward with the project without the Brownfield TIF and she said it's a huge deal for the city because of the rental percentage compared to homeownership percentage.

Discussion/Action

Discussion/Action-Minor Amendments for Coopersville MFD, LLC at 49 S. 64th Avenue

Minor Amendments for Coopersville MFD, LLC to reduce the total number of apartment units from 216 to 210, change the mix of unit types, replace the parking garage buildings with carports, slightly lower the height of the apartment buildings, and eliminate the pedestrian bridge for the Westwind development at 49 S. 64th Ave.

Planning Director Victor Vuong presented a summary of the requested minor amendments and stated the developer was in attendance if the Planning Commission had any questions about the changes.

Commissioner Wilson asked if the plan with the requested amendments would still meet the standards that were previously met.

Mr. Vuong and Commissioner LaCross said yes.

Discussion/Action-continued

Discussion/Action-Minor Amendments for Coopersville MFD, LLC at 49 S. 64th Avenue

Motion by Commissioner Wilson with second by Commissioner Weise to adopt the staff report dated May 14, 2025 as finding of fact and to conditionally approve the amended site plan dated April 21, 2025 and the amended architectural plans dated 05/08/25 submitted by Coopersville MFD, LLC for minor amendments to the project which will be located at 49 S. 64th Ave., Parcel # 70-05-27-240-011 as it does meet the standards set forth in the City of Coopersville Planning and Zoning Ordinance which also continues to include the following conditions that were stipulated in the previous approval by the City Council: Motion carried unanimously.

- 1. Obtain a Flat Work Permit before beginning construction.*
- 2. Obtain a Right-of-Way Permit before beginning any work in the right-of-way.*
- 3. Obtain an SESC Permit from Ottawa County Water Resources Commissioner, if applicable.*
- 4. All of the following items pertain to storm water drainage:*
 - a. Ottawa County Water Resources Commissioner shall review and approve the storm water system proposed that includes usage of an existing storm water detention basin along with additional detention areas. Drainage calculations and geotechnical reports shall be provided as part of the construction plan approval of the storm water system.*
 - b. A drain use permit will be required from Ottawa County Water Resources Commissioner as a portion of the Laug Drain is proposed to be relocated.*
 - c. A Storm Water Drain Maintenance Agreement shall be executed with the City.*
 - d. Provide storm water system information, which will be reviewed with construction plan approval.*
- 5. The following items pertain to curb and gutter, parking areas, and roads:*
 - a. Parking space requirement of 1.75 spaces per family unit is approved as authorized by Section 1288.08.*
 - b. Off-street parking space size of 9' x 20' is approved as authorized by Section 1288.08.*
- 6. The following items pertain to utilities:*
 - a. Public utilities shall be coordinated with City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work.*
 - b. A public utility easement shall be granted to the City. The easement shall be wide enough to encompass the roads, water, sanitary, and storm sewer infrastructures.*
 - c. Sanitary sewer castings shall include the City of Coopersville standard casting and logo.*
 - d. A Non-Domestic User Survey must be completed and submitted to the Department of Public Utilities Superintendent.*
 - e. Private utilities shall be coordinated with private companies.*
- 7. The following items pertain to landscaping:*
 - a. A greenbelt in front of the commercial parcel(s) will be required when development is requested in the future.*

Planning Commission Information

- *March 2025 – City Council Meeting Minutes*
- *March 2025 – Downtown Development Authority Meeting Minutes*
- *March 2025 – Fire Authority Meeting Minutes*
- *March 2025 – Permits*
- *April 2025 – Fire Authority Meeting Minutes*
- *April 2025 – City Council Meeting Minutes*
- *April 2025 – Permits*

Planning Director Comments

Planning Director Victor Vuong thanked everyone for their hard work and for showing up. Mr. Vuong also stated that McKenna received approximately 300 Surveys related to the Master Plan and McKenna are reviewing the surveys and the results will be shared once they are received.

Planning Commissioner Comments

Commissioner Conran requested that the microphone/PA system in the Council Chambers get repaired or replaced.

Adjourn

Being no further discussion, Chairperson Heinz adjourned the meeting at 6:13 P.M.

Michael Heinz, Chairperson

Kimberly Borgman, City Clerk