

Discussion/Action

Discussion/Action – Preliminary Site Plan Review for Fairlife at 999 W. Randall St.

Planning Director Victor Vuong presented the proposed preliminary site plan for Fairlife to construct 222,163+/-sf, 80,021 +/- sf, 24,943-sf, and 2,223-sf additions, and stated that they are working with the city on the amount of water usage that will be needed.

Commissioner Conran asked what will be seen for change? Fairlife stated that they will add buffers along the front along Randall. The number of products coming in and going out will double. The increase in jobs is not known, at this time. They will get that number to the city. The current truck traffic daily is ninety-two. The number of trucks daily will double. Most outbound products go to Bay Logistics on 68th Avenue and is shipped out to third parties from there.

Fairlife has efficient electrical power. Will not need to add anymore. Approximately two (2) million gallons of water will be needed daily. They are working with the city on water supply.

Ed Hanenburg stated that this plant is very important to the farming industry, as they have taught us about the quality of milk, environmental issues, and employment issues.

Commissioner Conran stated that they needed to break up all the long spans of all white on all the buildings.

Commissioner Weise stated the requirements in the ordinance for the facade/architectural elevations and stated further that they need to follow the ordinance.

Fairlife stated that the new addition will be prefabricated concrete buildings. Commissioner Conran stated that the buildings need some color, something to look at.

Motion by Commissioner Conran with second by Commissioner Wiese to approve the preliminary site plan with the following conditions: Motion carried unanimously.

- *Corrections to be applied to the external elevations to meet the ordinance requirements. Motion carried unanimously.*
- *Applicant includes all information required for final site plan review per Section 1284.05, unless specifically waived by the Planning Commission, in whole or in part.*
- *Submit a revised site plan drawing that clearly distinguishes between existing conditions and proposed improvements, such as clearly identifying between existing and proposed parking, existing and proposed utilities, and etc.*

Discussion/Action – Request to Rezone 151 N. 68th Avenue, from I-1 Light Industrial to I-2 Heavy Industrial (PPN: 70-05-22-300-040)

MacAllister Machinery stated that they have fifty-two (52) locations throughout Michigan and Indiana. The proposed location will be a small equipment rental location. Sixty (60) to one-hundred thirty (130) jobs will be created over a three (3) year period.

MacAllister Machinery will add buffers to the adjacent properties as requested, and allowed, by EGLE. The east end of the property will remain in its current state, as it is designated wetlands.

This location will service the smaller contractor industry.

Discussion/Action – Request to Rezone 151 N. 68th Avenue, from I-1 Light Industrial to I-2 Heavy Industrial (PPN: 70-05-22-300-040) continued

Motion by Commissioner Prins with second by Commissioner Conran to recommend approval of the Rezone of the property at 151 N. 68th Avenue to the City Council. Motion carried unanimously.

Discussion/Action – Site plan Review for MacAllister Machinery at 151 N. 68th Avenue

Motion by Commissioner Conran with second by Commissioner LaCross to approve the proposed site plan for MacAllister Machinery with the following conditions: Motion carried unanimously.

****This Site Plan Approval is Contingent on City Council Approval of the Rezone for 151 N. 68th Avenue, from I-1 Light Industrial to I-2 Heavy Industrial.***

- *Obtain a Building Permit and Flat Work Permit before beginning construction.*
- *Obtain a Right-of-Way Permit from Ottawa County Road Commission before beginning any work within the right-of-way.*
- *Obtain a Sign Permit from the Zoning Administrator prior to the placement of any signage.*
- *Drainage must be approved by the Ottawa County Water Resources Commissioner and a Storm Water Drain Maintenance Agreement must be executed with the city if determined to be necessary. These must be completed prior to issuance of a Building Permit.*
- *Utilities shall be coordinated with the City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work.*
- *A Non-Domestic User Survey must be completed and submitted to the Department of Public Utilities Superintendent.*
- *A Knox Box shall be installed in a location approved by the Fire Chief per Section 506.1 of the International Fire Code 2021 Edition to provide the Fire Department access to buildings and gates.*
- *Complete all the items mentioned in the City Engineer’s review.*
- *Complete screening, buffers, and leave existing trees for 211 N. 68th Avenue as requested.*
- *Install sidewalks on 68th Avenue and show future sidewalks along State Road on the site plans.*
- *Parking spaces to be changed to 10’ wide.*
- *Trees will be planted along 68th Avenue (Property front)*
- *Isolate church on 68th Avenue adjacent to property with a buffer if allowed by EGLE.*

Planning Commission Information included in Packet.

- *July 2025 – City Council Meeting Minutes*
- *July 2025 – Downtown Development Authority Informational Meeting Minutes*
- *July 2025 – Downtown Development Authority Meeting Minutes*
- *July 2025 – Fire Authority Meeting Minutes*
- *July 2025 – Permits*
- *August 2025 – City Council Meeting Minutes*
- *August 2025 – Fire Authority Meeting Minutes*
- *August 2025 – Permits*

Planning Director Comments – NONE

Planning Commissioner Comments

Chairperson, Michael Heinz thanked Commissioner Conran for his many years of service to the city.

ADJOURN

Chairperson/Commissioner Michael Heinz adjourned the meeting at 7:09 P.M.

Michael Heinz, Chairperson

Kimberly Borgman, City Clerk