



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

July 20, 2026

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

Commissioner's Present: Tara Weise Marvin Prins (Left @ 6:44 P.M.)
 Anthony Henry Chairperson Michael Heinz
 Robert LaCross

Commissioners Absent: Commissioner Wilson

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

Approval of Minutes

Motion by Commissioner LaCross with second by Commissioner Prins to approve the minutes of the Planning Commission meeting of May 18, 2026. Motion carried unanimously.

Public Hearing/Special Guests

Public Hearing-Master Plan

Motion by Commissioner Henry with second by Commissioner LaCross to open the public hearing @ 6:02 P.M. Motion carried unanimously.

Paul from Becknell Industries requested that the Commission change the Future Zoning on the Future Land Use Map for the property on the southwest corner of 68th Avenue and Cleveland Street, from Edge Residential to Industrial. The property is currently zoned Agricultural.

Paul stated that he could not give out a lot of information yet, but the property is approximately 41.42 acres in size, and they have a customer that would like to potentially build a 680,000 square foot Food Distribution/Warehouse Facility.

Commissioners brought up truck traffic, staging areas for trucks, hours of operations, etc.

Paul from Becknell Industries did not have a detailed site plan as he was in attendance to discuss if the Commission was open to the concept of changing the future land use of the property during the current Master Plan process to Industrial instead of Edge Residential.

Motion by Commissioner Prins with second by Commissioner LaCross to close the public hearing @ 6:22 P.M. Motion carried unanimously.

Public Hearing/Special Guests continued

Public Hearing-Master Plan

Commissioner Henry stated that once the project that Becknell Industries is working on has been awarded, and they receive a site plan they can review the possibility of changing the zoning on the proposed property.

Citizens Input and Suggestions

Jessica Langeland commented on a motion that was made by Bob LaCross at the May Planning Commission meeting. Jessica stated that the addition that Commissioner LaCross made to his motion should have been accomplished by making an amendment to the motion, or it should not have been allowed at all. **(The City Clerk, Kimberly Borgman, made a notation on the motion. See May 18, 2026, meeting minutes).*

Discussion/Action

Discussion/Action – Elect Chairperson & Vice Chairperson

Motion by Commissioner LaCross with second by Commissioner Prins to reappoint Michael Heinz as the Chairperson. Motion carried unanimously.

Motion by Commissioner LaCross with second by Commissioner Henry to reappoint Commissioner Weise as the Vice Chairperson. Motion carried unanimously.

Master Plan

Commissioner Henry stated that the Commission co

Motion by Commissioner Weise with second by Commissioner LaCross to apply five (5) changes to Park Designations and Residential Properties to the final copy of the Future Land Use Map per Commissioner Weise's recommendations. Motion carried unanimously.

Motion by Commissioner Henry with second by Commissioner Prins to apply five (5) changes to the Existing Land Use Map by changing the color on the parcel for the water tower on East Street to "blue" for public, changing three (3) properties on Ironwood from single family traditional to large lot rural or agriculture and removing one parcel in "The Reserves." Motion carried unanimously.

Motion by Commissioner Henry with second by Commissioner LaCross to remove the Transportation Map from the Master Plan. Motion carried unanimously.

Commissioners reviewed the recommended revisions to the zoning ordinance and map on page 78.

Commissioner Weise stated that the text to the Conceptual Plan needs to be amended.

Motion by Commissioner LaCross with second by Commissioner Weise to approve the Resolution to Adopt the Amended Master Plan and forward to the City Council with a formal recommendation for final approval and adoption. Motion carried unanimously.

Planning Commission Information

The following information was provided to the Commissioners:

- *May 2026 – City Council Meeting Minutes*
- *May 2026 – Fire Authority Meeting Minutes*
- *May 2026 – Permits*
- *June 2026 – City Council Meeting Minutes*
- *June 2026 – Downtown Development Authority Meeting Minutes*
- *June 2026 – Fire Authority Meeting Minutes*
- *June 2026 – Permits*

Planning Director Comments

Planning Director Victor Vuong informed the Commissioners that we may have an August meeting. “The Reserves” has submitted a new site plan for the next Phase (4) of the development.

ADJOURN

Chairperson/Commissioner Michael Heinz adjourned the meeting at 6:55 P.M.

Michael Heinz, Chairperson

Kimberly Borgman, City Clerk