



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

August 17, 2026

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

Commissioner's Present: Tara Weise Marvin Prins
 Anthony Henry Sarah Wilson
 Robert LaCross Chairperson Heinz

Commissioners Absent: NONE

Approval of Minutes

Motion by Commissioner LaCross with second by Commissioner Prins to approve the minutes of the Planning Commission meeting of July 20, 2026. Motion carried unanimously.

Public Hearing/Special Guests NONE

Citizens Input and Suggestions NONE

Discussion/Action

Discussion/Action – The Reserve of Coopersville Phase 4

The Reserve of Coopersville, a Residential PUD is requesting a change in the layout of Phase 4 due to wetlands requirements set forth by EGLE (formerly DEQ). Previous plans showed a thorough road in Phase 4 that connects Blackberry Lane and Hazelnut Drive. The Developer is requesting to change the layout to have two (2) cul-de-sacs – one at the end of Blackberry Lane and one at the end of Hazelnut Drive. As a result, the development will lose seven (7) single-family lots on Blackberry Lane and six (6) condo units on Hazelnut Drive in Phase 4. There are wetlands where the two (2) roads would connect and EGLE will not allow any more disturbance of the wetlands on the site.

In addition, the nature path that was previously shown on the northern portion of Phase 4 in the open space has also been removed.

Commissioner Prins recommended that a boardwalk be installed to connect both sections of Phase 4, and to have the Developer work with the school to create a path that will go directly to the school.

Commissioner LaCross also suggested that an asphalt trail be installed that goes directly to the school, stating further that the Developer is losing a lot to the wetlands.

Discussion/Action- continued

Discussion/Action – The Reserve of Coopersville Phase 4

Matt Cole, Engineer for the Reserve of Coopersville presented some history of dealing with EGLE on the water line looping and roads going through the development instead of cul-de-sacs. Mr. Cole stated that the development has lost a lot of lots and wetlands have really grown over the years.

Mr. Cole stated that the Developer is not keen on the idea of adding more paths or sidewalks as it will be hard to sell a lot/parcel where children will be walking through all the time. EGLE will not sell any of the wetlands to Reserves. The lengths of the two (2) dead end roads where they are proposing cul-de-sacs are 1140' AND 1160.' (Blackberry Lane and Hazelnut Drive.

Commissioner Weise stated that the school campus is used as an amenity for the entire community, and there is currently a path that is mowed that goes from the Reserves to the school. Children cross there in the mornings and she is afraid one is going to hit. Commissioner Weise stated that there should be a connection between cul-de-sacs. Boardwalks can be built and installed without disturbing the wetlands. Commissioner Weise stated that this should be a trade off for allowing them to have smaller lots.

Commissioner Henry agreed with Commissioner Weise.

Developer George Vasquez stated that the Engineer will look at it to see what can be done.

Planning Director Victor Vuong asked the Developer what the wetlands area was going to look like when its completed? Developer Vasquz stated that they will probably donate it to the city as it is of no use to the Reserves.

Commissioner Wilson wants to see a site plan with the suggested added paths on it that would connect the cul-de-sacs, and make a path that goes between lot's 99 and 100 before granting any approval.

Commissioner LaCross stated that it may not be necessary to connect the cul-de-sacs, just make a path to the school.

Commissioner Weise suggested that the Plum Lane path should continue.

Engineer Matt Cole suggested a path that goes between lot's 83 and 84, and lot's 101 and 102 which connects to sidewalks. Mr. Cole also suggested using wood chips on the paths which would make it more rural. Commissioner Weise suggested asphalt so it could be plowed in the winter and it would be better for long-term.

Developer Vasquez stated that there is currently a berm between the Reserves and the school which goes to the edge of school property. Commissioner LaCross suggested making a path that would go right through the berm.

Engineer Matt Cole stated that there are several steep elevations and swails where steps may need to be added, and they would need to be shoveled in the winter.

Commissioner Weise stated that steps are not the answer.

Engineer Matt Cole stated that everything is required to be ADA compliant.

Commissioner LaCross stated that there are some facts that need to be completed and the Commission should table this discussion for now.

Discussion/Action- continued

Discussion/Action – The Reserve of Coopersville Phase 4

Engineer Matt Cole suggested that a “conditional approval” would work for them.

Commissioners Henry and Wilson agreed on “conditional approval.”

Planning Director Vuong asked what would happen if the school disagreed with the changes.

Commissioner LaCross stated that there are many taxpayers in this city, and the school should just agree.

Planning Director Victor Vuong asked the Commissioners if they felt this was a “Major” or “Minor” change to the Reserves PUD?

At first they all agreed that this was a “Major Change.” After further discussion they all agreed that it was a “Minor Change” to the PUD.

Planning Director Victor Vuong stated that even if the “Conditions of the Approval” were approved, VB Development LLC/The Reserves, would still have to obtain a variance from the Zoning Board of Appeals, Section 1228.03 (1)(j)(1) to allow the two dead-end streets of Blackberry Lane and Hazelnut Drive with cul-de-sacs to exceed 600 feet in length.

A motion was made by Commissioner Weise with second by Commissioner Henry to approve the Site Plan Amendments for VB Development LLC., 249 N. 48th Avenue for Phase 4 with the following conditions: Motion carried unanimously.

- 1. Any future changes to PUD site plan phasing shall be administratively reviewed as a “minor change” to the Final PUD Site Plan. City Staff may bring future changes to the phasing timeline if it is deemed a substantial change.**
- 2. Review and approval of Phase 4 construction plans by City Engineer.**
- 3. Obtain a Building Permit and Flat Work Permit before beginning construction of any homes.**
- 4. Obtain a Right-of-Way Permit before beginning any work within the right-of-way.**
- 5. Obtain a Sign Permit from the Zoning Administrator prior to the placement of any sign in the future.**
- 6. Drainage must be approved by the City Engineer or Ottawa County Water Resources Commissioner, and a Storm Water Drain Maintenance Agreement must be executed with the city. This must be completed prior to construction of the infrastructure.**
- 7. The proposed water main shall be looped to meet fire flow requirements of 1,000 gallons per minute and a 20-foot minimum wide easement is required for the water main outside of the right-of-way.**
- 8. Utilities shall be coordinated with the City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work.**
- 9. Coordinate with the Fire Chief to ensure adequate fire hydrant coverage.**
- 10. Sidewalks shall be provided along all streets per Section 1264.04(b).**
- 11. A variance from Section 1228.03(1)(j)(1) shall be obtained from the Board of Zoning Appeals to allow the two dead-end streets of Blackberry Lane and Hazelnut Drive with cul-de-sacs to exceed 600 feet in length.**
- 12. Install a sidewalk connecting Plum Lane around the west side of the pond to the Blackberry Lane cul-de-sac.**

Discussion/Action- continued

Discussion/Action – The Reserve of Coopersville Phase 4 – Conditions of Approval

- 13. Install a sidewalk connecting the previous sidewalk to Hazelnut Drive near the cul-de-sac.**
- 14. Install a sidewalk connecting Hazelnut Drive to the sidewalk along the front of the middle school. (This is either between condo units 101 & 102 or 99 & 100.) This should include a crosswalk across Hazelnut Drive at that location. The property line is not far from the school driveway. If the school is amenable, the builder could install the sidewalk up to the edge of the driveway so that it is all constructed at one time.**

Discussion/Action continued

Discussion – Zoning Ordinance Rewrite Discussion

Jim McManus from McKenna was present to discuss the rewriting of the Zoning Ordinances to align with the vision of the Master Plan.

McKenna proposed a consolidated use table and simplified the land use categories which will overall make it easier for staff, boards, developers, and residents to understand the City's land use structure at a glance.

McKenna also proposed the addition of a couple of new districts and recommended a transition from generic, use-based zoning districts to character-focused districts that align closely with the Future Land Use Map and character area descriptions established in the Master Plan.

Discussion was held on ordinances needed for Data Centers, Solar Energy, EV Charging Stations. McKenna will be proposing ordinances for these, in the near future.

Commissioner LaCross suggested a color change on the Permitted Use Table. McKenna will apply the changes.

Jim McManus informed the Commission that they will be sending three (3) to four (4) chapters of the rewrites per month for their review.

Planning Commission Information

The following information was provided to the Commissioners:

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

Planning Director Comments

Planning Director Victor Vuong thanked everyone for attending the meeting tonight.

ADJOURN

Chairperson/Commissioner Michael Heinz adjourned the meeting at 7:39 P.M.