



CITY OF COOPERSVILLE

“SPECIAL MEETING” OF THE PLANNING COMMISSION

Coopersville City Hall; 289 Danforth Street, Coopersville, Michigan

September 2, 2026

Co-Chairperson, Tara Weise called the meeting to order @ 6:00 P.M.

Commissioner's Present: Tara Weise Robert LaCross
 Anthony Henry Sarah Wilson

Commissioners Absent: Marv Prins & Michael Heinz

Approval of Minutes

Motion by Commissioner LaCross with second by Commissioner Henry to approve the minutes of the Planning Commission meeting of August 17, 2026. Motion carried unanimously.

Discussion/Action

Discussion/Action – Rescind Previous Motion on The Reserves of Coopersville Phase 4

Motion by Commissioner LaCross with second by Commissioner Henry to **rescind** a motion that was made on August 17, 2026, for The Reserve of Coopersville Phase 4 which required the developer to obtain a variance from the Zoning Board of Appeals from Section 1228.03(1)(j)(1) to allow the two dead-end cul-de-sac roads to exceed 600 feet in length. Motion carried unanimously.

**The correct action is for the Planning Commission to impose Section 1264.03(k) to recommend the City Council to grant a modification to allow the two dead-end cul-de-sac roads to exceed 600 feet in length.*

Discussion/Action – Take Corrective Action on The Reserve of Coopersville Phase 4

Discussion was held on sidewalks and paths that will go in between homes and condo units within the development, and path/sidewalk from the west side of The Reserves that would go directly to CAPS Middle School.

Commissioner LaCross stated that they already have sidewalks in place, and the Planning Commission should not impose the requirement of more sidewalks on the Developer. Commissioner LaCross stated that it would not be fair to those that live in the condos to have paths and kids walking in between their units all the time. Commissioner LaCross stated that the HOA (Homeowners Association for the PUD) should be left to handle where the paths are placed and how they are maintained.

Commissioner Wilson stated that the Developer agreed to these sidewalks in 2016 and it is not an undue burden to the Developer.

Discussion/Action- continued

Discussion/Action – Take Corrective Action on The Reserve of Coopersville Phase 4

Commissioners Weise and Wilson stated that their rationale for imposing the additional paths/sidewalks is to maintain safety and walkability.

Motion by Commissioner Wilson with second by Commissioner Henry to adopt the staff report dated September 1, 2026 as finding of fact and to *approve* The Reserve of Coopersville's revised site plan of Phase 4 dated June 19, 2026 submitted by VB Development LLC for 249 N. 48th Ave., Parcel #: 70-05-24-400-030 as it does meet the standards set forth in the City of Coopersville Planning and Zoning Ordinance which also includes the following conditions: Motion carried with Commissioner LaCross opposing.

Conditions of Approval

- 1. Review and approval of Phase 4 construction plans by City Engineer.**
- 2. Obtain a Building Permit and Flat Work Permit before beginning construction of any homes.**
- 3. Obtain a Right-of-Way Permit before beginning any work within the right-of-way.**
- 4. Obtain a Sign Permit from the Zoning Administrator prior to the placement of any sign in the future.**
- 5. 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.**
- 6. 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.**
- 7. Utilities shall be coordinated with the City Engineer, Department of Public Utilities, and Department of Public Works prior to beginning any utility work.**
- 8. Coordinate with the Fire Chief to ensure adequate fire hydrant coverage.**
- 9. Sidewalks shall be provided along all streets per Section 1264.04(b).**
- 10. Per Section 1264.03(k), the Planning Commission recommends to the City Council to grant a modification to 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.**
- 11. Install a sidewalk connecting Plum Lane around the west side of the pond to the Blackberry Lane cul-de-sac.**
- 12. Install a sidewalk connecting the previous sidewalk to Hazelnut Drive near the cul-de-sac.**
- 13. 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.**

Planning Director Comments

Planning Director Victor Vuong thanked everyone for coming tonight and there will be a new site plan to review at the September 21st meeting.

Adjourn

Co-Chairperson/Commissioner Tara Wesie adjourned the meeting at 6:42 P.M.