

MINUTES OF THE COOPER CHARTER TOWNSHIP PLANNING COMMISSION
WEDNESDAY, NOVEMBER 17, 2021

A meeting of the Cooper Charter Township's Planning Commission was held on Wednesday, November 17, 2021 pursuant to the Open Meetings Act.

Members Present: Asselmeier, Boekhoven, Fooy, Frederick, Feil, and Wiersma

Members Absent: Corke

Also Present: Julie Johnston, Township Planner and Zoning Administrator.
Additional attendees; Applicant Robert Kovacevich.

Chairperson Asselmeier called the meeting to order at 7:00 p.m.

Approval of Agenda

A motion was made by Comm. Feil, supported by Comm. Boekhoven, to approve the agenda as presented. Motion carried 6-0, with one absent.

Review and Approval of Minutes

Members of the Planning Commission reviewed the Minutes of the October 20, 2021 meeting. Comm. Fooy indicated his name was spelled incorrectly on page 3 of the minutes. A motion was made by Comm. Frederick, supported by Comm. Wiersma, to approve the minutes with the noted correction. Motion carried 6-0, with one absent.

Citizen Comments

None.

Public Hearing on the Ordinance Amendments for Bed and Breakfast Establishments and Miscellaneous Definitions

A motion was made by Comm. Frederick, supported by Comm. Feil, to open the public hearing on the ordinance amendments. Motion carried 6-0, with one absent.

Chairperson Asselmeier indicated that the Planning Commission reviewed the requested ordinance amendments at previous meetings, and he believed the most recent version reflected the Commission's requests. He then asked Mr. Kovacevich if he had anything further to add.

Mr. Kovacevich felt he had provided all the necessary information at previous meetings so had nothing further to add. He thanked the Commission for considering the ordinance change.

No other citizens were present, so Chairperson Asselmeier requested a motion to close the public hearing.

A motion was made by Comm. Boekhoven, supported by Comm. Wiersma, to close the public hearing on the ordinance amendments. Motion carried 6-0, with one absent.

Planner Johnston indicated the changes that were requested by the Township Attorney at the October meeting were included in the updated amendments. In addition, a new change was made to the definition for height, which is to measure building height from the mid-point of the roof instead of the average elevation of the roof. Staff felt this would be an easier calculation, and clearer to residents.

Chairman Asselmeier asked the Commissioners if they had any additional comments and hearing none, asked for a motion.

A motion was made by Comm. Feil, supported by Comm. Wiersma, to forward all ordinance amendments to the Township Board with a recommendation of approval.

Chairman Asselmeier asked if there were any further comments.

Commissioner Boekhoven asked if the Township Board could separate the amendments if they were not in support of all the changes. He was concerned that if they did not like some of the language in the Coopers Business District amendments, would the changes to the Agricultural District for bed and breakfast establishments be lost.

Planner Johnston indicated that the Board could chose which sections of the ordinance amendments they want to approve if they did not support all the changes.

Comm. Frederick verified that all the definition amendments were included in the motion. Planner Johnston confirmed that the definitions would be included in the overall ordinance amendments and would be adopted as one ordinance. After adoption, the different sections of the Zoning Ordinance would be updated.

Commissioner Boekhoven asked if the changes to the garage sale definition would apply to the entirety of the Township. Planner Johnston confirmed that was accurate.

Chairman Asselmeier called the motion, which was carried 6-0, with one absent.

Commissioner Discussion

Commissioner Boekhoven asked if churches had to follow Zoning Ordinance regulations. He indicated there are two vehicles in the parking lot of a church on East G Avenue, east of Riverview Drive, which have been there for a long time and do not appear to be operable. Planner Johnston stated she would forward the information to the Township Ordinance Enforcement Officer.

Adjournment

A motion was made by Comm. Frederick, supported by Comm. Wiersma, to adjourn the meeting. Motion carried 6-0, with one absent.