

Council Chamber  
Henry L. Brown Municipal Bldg.  
One Grand Street  
Coldwater, Michigan



February 3, 2020  
5:30 p.m.  
(517) 279-9501  
[www.coldwater.org](http://www.coldwater.org)

**PLANNING COMMISSION MINUTES  
REGULAR MEETING**

**ROLL CALL**

Chairman Miller called the meeting to order with the following Commissioners present: Jeff Budd, Jessika Cole, Aaron Garn, Michael Beckwith, Chris Stevens and Zack Stempien.

**Commission Action:** Motion by Commissioner Cole, seconded by Commissioner Beckwith, to excuse the absence of Commissioners Rumsey and Mayor Kramer as presented.

Ayes: 7

Nays: 0

Motion carried

**Others present:** Dean Walrack, Megan Angell, Keith Baker, Joe Scheid, Shauna Chávez, Pat Beeman, Emily Rissman, Mousa Ahmed, Sam Polena, Don Reid, Jim Measel and five others.

1. Minutes of the Regular Meeting of January 20, 2020.

**Commission Action:** Motion by Commissioner Stevens, seconded by Commissioner Stempien, to approve and place on file the minutes of the Regular Meeting of January 20, 2020, as presented.

Ayes: 7

Nays: 0

Motion carried

**PUBLIC COMMENTS** (unrelated to items on the agenda)

- None

**PUBLIC HEARING**

- None

## OLD BUSINESS

- None

## NEW BUSINESS

2. **SPR20-01** A request by the American Moslem Society to construct a Religious Assembly and building at the property located at 129 Perkins Street, Coldwater, MI.

Administrator Walrack presented **SPR20-01**, a request by the American Moslem Society to build a Religious Assembly Building and associated parking lot on a 2.25 acres site. There is an additional existing parking lot directly across the street on .5 acres of land. This plan necessitates the demolition of two buildings: a single-family residence and a commercial retail non-conforming use, while the existing religious building will be retained. A new 28,000 sq. ft. religious building and an 87-space parking lot will be constructed. This site was the subject of an earlier review of a Special Use Permission request and site plan; however, the applicant has revised their plan to an extent which will require a new review. As outlined in Section 1265 Site Plan Review of the City of Coldwater Zoning Ordinance, any nonresidential accessory building greater than 1,000 square feet in area requires review by the City of Coldwater Planning Commission.

Administrator Walrack presented the 20 Non-Discretionary (Site Plan Review) Standards by which the Planning Commission can take action in this matter.

Administrator Walrack presented the following contingency items:

- 1) The following corrections and information are provided in a final plan submitted to Neighborhood Services Department prior to the issuance of any building permits:
  - o Correct site address on the cover page
  - o Corrected top of foundation elevations for buildings on plan pages
- 2) The following information is provided prior to the issuance of any utility connection permits:
  - o Utility locations and details
- 3) All parcels are combined.
- 4) A 19 ft. dimensional variance from Section 1278.04(d) Rear Yard Setback of 25 ft. be granted by the City of Coldwater Zoning Board of Appeals.
- 5) The applicant submits and is approved for a Soil Erosion and Sediment Control permit.
- 6) All items identified by City of Coldwater Engineering Consultant's January 27, 2020 review of engineering plans are addressed at time of SESC Permit application.
- 7) The building's entrance and pedestrian facilities meet all ADA requirements.
- 8) All nuisance and noxious trees are removed from the property.
- 9) All lighting features installed onsite direct lighting downward and in a manner which does not extend beyond the boundaries of the site. Chapter 1295.06(a)(9).
- 10) Any signage installed onsite comply with City of Coldwater sign ordinances. Chapter 1294.

As a permitted use seeking site plan approval, no additional public notification in the local newspaper or to adjacent properties is required by ordinance. Opportunity for public comment is available at the Planning Commission meeting during discussion of the petition.

## **STAFF RECOMMENDATION**

Upon review of all applicable city codes and ordinances, staff recommends approval of Site Plan No. **SPR20-01** as presented with the above noted contingencies.

### **Public Comment:**

- Mousa Ahmed – Spoke regarding the reduced of parking spaces and noting the school and prayer rooms will not be used at the same; he will also look into purchasing neighboring property from neighbor to help with setbacks.
- Sam Polena, P.E. – Spoke regarding the reduced number of parking spaces and noting the lot will have two access points which will alleviate congestion.
- Deputy Chief of Police Pat Beeman – Spoke regarding the current congestion in that area and providing an opinion that 87 parking spaces are sufficient and will alleviate the congestion.

### **Commission Discussion:**

- Parking – Commissioners want consistency with parking spaces.
- Setbacks – Commissioners do not want to approve or deny the site plans until after the ZBA meeting of February 19, 2020 to see if a variance is granted; and recommended that the American Moslem Society purchase property from the abutting neighbor to help meet setback requirements.
- Parcel Combination – Commissioners recommend combining the parcels as a requirement for site plan approval.

**Commission Action:** Motion by Commissioner Cole, seconded by Commissioner Beckwith, to table SUP 20-01 until a Special Planning Commission Meeting, scheduled for February 27, 2020, as presented.

Roll Call Vote:

Ayes: Commissioners: Beckwith, Budd, Cole, Stevens, Stempien, Garn,  
Chairman Miller

Nays: Commissioners:

Motion carried.

## **PUBLIC COMMENTS**

- None

**ADJOURNMENT** – Next Meeting Thursday, February 27, 2020.

Noting no other business to come before this Commission, Chairman Miller adjourned the meeting at 6:29 p.m.

Shauna Chávez  
Deputy City Clerk