

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



February 27, 2020  
5:30 p.m.  
(517) 279-9501  
[www.coldwater.org](http://www.coldwater.org)

**PLANNING COMMISSION MINUTES  
SPECIAL MEETING**

**ROLL CALL**

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

**Commission Action:** Motion by Commissioner Stevens, seconded by Commissioner Beckwith, to excuse the absence of Commissioners Dave Rumsey and Zack Stempien, as presented.

Ayes: 7

Nays: 0

Motion carried

**Others present:** Dean Walrack, Keith Baker, Susan Heath, Shauna Chávez, Mousa Ahmed, Sam Polena, Don Reid and five others.

1. Minutes of the Regular Meeting of February 3, 2020.

**Commission Action:** Motion by Commissioner Cole, seconded by Commissioner Budd, to approve and place on file the minutes of the Regular Meeting of February 3, 2020, as presented.

Ayes: 7

Nays: 0

Motion carried

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

- None

**PUBLIC HEARING**

- None

**OLD 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 consider a Special Land Use Permit petition in accordance with Section 1295 of the City of Coldwater Zoning Ordinance for the development of a Religious Assembly and a School use for the property located at 129 Perkins Street, Coldwater, MI.

Administrator Walrack presented the following Parking Cases Studies:

Proposed Development

Approximate Total Area in Sq. Ft.: 28,000  
Formal Parking Spaces: 119 (94 on-site, 25 across street)  
Sq. ft. of usable floor per parking space: 122

United Methodist Church - 26 Marshall St. A-3 Multi-Family Residential

Approximate Total Area in Sq. Ft.: 24,100  
Formal Parking Spaces: 93  
Sq. ft. of usable floor per parking space: 134

Eastpointe Community Church - 25 N. Michigan Ave. A-1 One-Family Residential

Approximate Total Area in Sq. Ft.: 5,300  
Formal Parking Spaces: 32  
Sq. ft. of usable floor per parking space: 86

St. Charles Catholic Church - 90 Harrison St. A-3 Multi-Family Residential

Approximate Total Area in Sq. Ft.: 13,500  
Formal Parking Spaces: 112  
Sq. ft. of usable floor per parking space: 62

Free Methodist Church - 190 N. Fremont St. A-1 One-Family Residential

Approximate Total Area in Sq. Ft.: 31,000  
Formal Parking Spaces: 95  
Sq. ft. of usable floor per parking space: 169

First Baptist Church - 102 Bishop Ave. A-1 One-Family Residential

Approximate Total Area in Sq. Ft.: 25,500  
Formal Parking Spaces: 143  
Sq. ft. of usable floor per parking space: 92

St. Paul's Lutheran Church - 95 W. State St. A-1 One-Family Residential

Approximate Total Sq. Ft.: 15,000  
Formal Parking Spaces: 58  
Sq. ft. of usable floor per parking space: 134

First Presbyterian Church - 52 Marshall St. A-3 Multi-Family Residential

Approximate Total Sq. Ft.: 14,000  
Formal Parking Spaces: 129

Sq. ft. of usable floor per parking space: 56

Jesus Name Apostolic - 300 Smith St. A-1 One- Family Residential

The small addition to the Jesus Name Apostolic Church was reviewed and approved in 2016 and received a follow-up review earlier this year. The parking requirements for this project were based upon the one stall per six ft. of pew manner resulting in 49 total required spaces (18 of these were deferred for a later date). This worked out to approximately one stall per 133 sq. ft. of usable floor space.

Architect's Experience

The architect has designed several mosques and should be prepared to answer as to what their experience has been regarding the demand for parking at such uses. Please be mindful that other municipalities may have a different tolerance for on-street parking and traffic, may have populations of varying affluence, more robust public transit systems, etc.

**Side and Rear Setbacks** – The American Moslem Society is negotiating the purchase of additional land from the owners of 139 Perkins St. (directly to the east) and 146 E. Washington St. (northeast) and will legally conform to all setback requirements as written; no variances will be necessary.

**Site Drainage and Engineering** – The City's engineering consultant has reviewed the original plans and found that only minor corrections to the calculations were necessary, however no capacity issues were anticipated. A final review of the updated Site Plan will be required, however with the short timeframe and the favorable earlier review, City Staff is recommending that the Site Plans be approved contingent upon final approval by the City's engineering consultant prior to the issuance of any SESC permits.

**Contingency items and staff recommendation -**

Based on upon our review, staff feels approval of the site plan is warranted with the following contingencies:

1. The applicant submits a Boundary Adjustment Application to the City of Coldwater Assessor along with deeds for the purchase of the additional lands necessary from the properties at 139 Perkins St., 108 E. Washington St., and 146 E. Washington St.
2. The applicant submits and is approved for a Soil Erosion and Sediment Control permit.
3. All engineering plans are approved by City of Coldwater Engineering Consultant prior to the issuance of a SESC Permit application.
4. All nuisance and noxious trees are removed from the property.
5. 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).
6. Any signage installed onsite comply with City of Coldwater sign ordinances. Chapter 1294.

**Public Comment:**

- None

**Commission Action:** Motion by Commissioner Kramer, seconded by Commissioner Beckwith, to approve SPR 20-01 along with the above noted contingencies, as presented.

Ayes: 7

Nays: 0

Motion carried.

**NEW BUSINESS**

3. Memo and a map from City Attorney regarding Marihuana Ordinance to be further discussed in future meetings.

**PUBLIC COMMENTS**

- None

**ADJOURNMENT** – Next Meeting Monday, March 16, 2020.

Noting no other business to come before this Commission, Chairman Miller adjourned the meeting at 5:48 p.m.

Susan E. Heath, CMC  
City Clerk