

Planning and Zoning Commission  
Regular Meeting  
August 25, 2014

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.  
Present: Craig Agan, Nelson Bogaard, Jim Danks, David Landon, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.  
Absent: Julio Chiarella, Bob Smith.  
  
Others Present: Dell Collins, Doug Van Zee, Jason Daye (Excel Engineering for Taco Bell), George Wesselhoft.
- 3) Approval of Minutes. The minutes of the July 28, 2014 regular meeting were approved as submitted.
- 4) Public Hearing on Zoning Ordinance Amendment Amending 165.36 (2) (B) Size Exemption For Uses That Require a Site Plan. No written or oral comments were received.
- 5) Zoning Ordinance Amendment Amending 165.36 (2) (B) Size Exemption For Uses That Require a Site Plan. In 2010, the City Council approved Ordinance 821 which increased the site plan exemption threshold for off street parking to over 2000 square feet in size. This ordinance was intended to allow more flexibility for smaller projects that would otherwise not involve storm water management. Since that time, however, the City has continued to follow a 200 square foot threshold for site plan trigger for buildings, such that new buildings or building additions over 200 square feet are subject to site plan. The proposed ordinance would specifically modify the threshold for site plan respective of new buildings or building additions by changing it from 200 to 2000 square feet.

There was discussion about the proposed ordinance amendment.

George Wesselhoft noted that a building project less than 2000 square feet is exempt from storm water management because the precedent is already there with the 2000 square foot parking lot exemption from site plan requirement.

Jim Danks questioned how you would be able to identify required off street parking for exempted buildings.

Mr. Wesselhoft responded that any building over 100 square feet in size would still be required to submit a building permit.

Mike Vander Molen asked if the Commission is the first instance for review of site plans or do they go to the Community Development Committee.

Mr. Wesselhoft responded that only the Commission reviews site plans but if the project were in the Design Review Overlay District they would submit a separate Design Permit for Dutch Architecture to the Community Development Committee. He added that staff has even seen a few projects where the applicants modified their proposed building square footages to bring them down to the 200 square feet or less to avoid site plan process. These projects were for small accessory structures that would not have required storm water management or other requirements other than having to go through the site plan process because of size.

Nelson Bogaard made a motion to recommend approval of the ordinance. David Landon seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 6) Site Plan for Taco Bell. Sundance Inc. is proposing a 2,417 square foot Taco Bell drive through restaurant on Wal Mart West Plat Lot 4. This lot is located at the private drive entrance into Super Wal-Mart immediately west of Applebee's. The Community Development Committee approved the Design Permit at their August 20 special meeting.

Mike Vander Molen made a motion to approve the site plan. David Landon seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 7) Site Plan for Vermeer Corporation. Vermeer Corporation is proposing an expansion for Plants 6 and 7 parking. 219 automobile spaces would be added to the north of the existing Global Pavilion parking area.

Mike Vander Molen inquired about the traffic flow.

Dell Collins responded that traffic would come out to the west on the road that runs north south on the east side of Plant 7. He stated that the north road is heavily traveled and they do not want cars coming out into there.

Ervin Van Wyk made a motion to approve the site plan. Gary Van Vark seconded the motion. Upon vote, Van Wyk, Van Vark, Agan, Bogaard, Danks, Vander Molen, Visser voted yes, Landon, Vos abstained. Motion carried 7 to 0 with 2 abstentions.

- 8) Other Business. George Wesselhoft mentioned that the City Council approved the Comprehensive Plan at their meeting on August 19. He also mentioned the next meeting of the Commission, which is scheduled for September 22.
- 9) The meeting was adjourned at 7:14 p.m.

Respectfully submitted,  
George Wesselhoft  
Planning and Zoning Director