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**NOTICE
OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

**Work Session
Thursday, February 22, 2018
6:00 p.m.
AGENDA**

1. Call to Order
2. Public Comment on Non-Agenda Items
3. Zoning Ordinance Re-Organization
 - a. Project process
 - b. Re-Organization Chart
4. Any Other Business
5. Adjournment

**Regular Meeting
Thursday, February 22, 2018
7:00 p.m.
AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: February 8, 2018
6. Old Business
 - a. Condominium Ordinance
7. Any Other Business
 - a. Liquor Control Ordinance
 - b. Circulation Aisle Widths
 - c. Master Plan Update requested amendments
8. Planning Commissioner Comments
9. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

February 15, 2018



Mtg Date: February 22, 2018
To: Planning Commission
From: Julie Johnston, AICP
Subject: Zoning Ordinance Re-Organization

Included with your packet is a spreadsheet that delineates how the Planning Department would like to re-organize the zoning ordinance. You can see that we would like to group the document by overall ordinance type as follows:

1. Introduction and Use of Language – essentially how to use the Ordinance and the definitions.
2. Zoning Districts
3. Overlay Zones
4. Special Development Options – this section is for the PUD and Open Space development options.
5. Use Requirements – this section is the biggest change with the Ordinance. Currently, our ordinance has uses listed in the Zoning Districts which are permitted but have conditions attached to the development of the use. Instead of having these conditions listed within each zoning district, they will be placed under a Permitted Uses with Conditions article. The uses will be alphabetically listed and the required conditions provided. In addition, I would like to recommend we change the Special Exception Uses to Special Land Uses. These uses will also be listed under this article with any development requirements shown.
6. Schedule of Regulations – this section will list all of the bulk requirements of the Ordinance: setbacks, height, lot size, etc.
7. General Requirements – all of the other requirements of the Ordinance: landscaping, lighting, parking, signs, etc.
8. Non-Conforming Uses, Structures and Land
9. Review and Approval Procedures – this section will include all of the review requirements for site plans, special land uses, building permits and the ordinances that established the Planning Commission and Zoning Board of Appeals.
10. Amendments and Enforcement – will include the steps to rezoning or conditional rezoning land and the procedures the Township uses to enforce the Zoning Ordinance.

Please review the spreadsheet for discussion at the meeting on February 22nd. In addition, staff would like to take some time during this first work session to discuss process, ideas on how we might most efficiently work through the ordinance updates, and schedule.

Thank you.

Oshtemo Township Zoning Ordinance
Proposed Zoning Ordinance Reorganization Matrix
February 15, 2018 DRAFT

Group	New Article Num.	Article Title	Notes
Introduction and Use of Language	N/A	How to Use This Ordinance	This new narrative would explain the zoning ordinance organization and groupings and other commonly asked questions.
	1	Title, Severability and Effective Date	
	2	Construction of Language and Definitions	
Zoning Districts	3	Zoning Districts and Map	
	4	AG: Agricultural District	
	5	RR: Rural Residential District	
	6	R-1: Low Residence District	
	7	R-2: Medium Residence District	
	8	R-3: Medium Residence District	Possibly convert this District to the Transitional Office District
	9	R-4: High Residence District	
	10	R-5: Manufactured Community District	
	11	R-C: Residential Conservation District	Give Consideration to Deleting Entire R-C District
	12-14	Reserved	
	15	TO: Transitional Office District	New Zoning District to be Established (R-3?)
	16	NC: Neighborhood Commercial District	New Zoning District to be Established
	17	C-1: Local Commercial District	Revised Zoning District (based of existing C-1)
	18	C-2: General Commercial District	New Zoning District to be Established
		C-R Local Commercial District, Restricted	Give consideration to Deleting Entire C-R District
	19	VC: Village Core District	
	20	BRP: Business and Research Park	
	21-23	Reserved	
	24	I-R: Industrial District, Restricted	Possibly consider Industrial Park PUD ordinance instead
	25	I-1: Industrial District, Manufacturing/Service	
26	I-2: Industrial District, Manufacturing/Service		
27	I-3: Industrial District, Special		
28-30	Reserved		
Overlay Zones	31	Village Form-Based Code Overlay Zone	Possible changes in works
	32	9th Street and West Main Overlay Zone	
	33	Historical Overlay Zone	
	34-36	Reserved	
Special Development Options	37	Planned Unit Development	
	38	Open Space Community	
	39	Open Space Preservation Residential Development Option	Consider Merging this Article with Open Space Community
	40-42	Reserved	
Use Requirements	43	Conditions for Specific Permitted Uses	This is a new Article which will include the regulations for all uses permitted with conditions, listed alphabetically by use (the conditions will no longer be listed within each individual zoning district).
	44	Requirements for Specific Special Land Uses	This is a new Article which will include all requirements for special land uses, listed alphabetically by special land use (the requirements will no longer be listed within each individual zoning district). This new Article will include former Sections 60.300 through 60.380 (Earth removal, quarrying...), 60.600 through 60.650 (Communication towers), 60.700 through 60.750 (Adult regulated uses), 60.800 through 60.870 (Private streets) and 60.900 through 90.950 (Wind Energy Conversion Systems).
Schedule of Regulations	45	Schedule Limiting Height, Bulk, Density and Area	
General Requirements	46	Access Management Guidelines	
	47	Off-Street Parking of Motor Vehicles	
	48	Landscaping	
	49	Lighting	
	50	Signs and Billboards	
	51	Environmental Protection Requirements	
	52	Miscellaneous Protection Requirements	
52-54	Reserved		
Non-Conforming Uses	55	Non-Conforming Uses, Structures and Land	
Review and Approval Procedures and Bodies	56	Site Plan Review	
	57	Special Land Uses	
	58	Building Permits and Certificates of Occupancy	
	59	Planning Commission	
	60	Board of Appeals	
61-63	Reserved		
Amendments and Enforcement	64	Zoning Amendments	
	65	Conditional Rezoning	
	66	Enforcement, Fees and Penalties	

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD FEBRUARY 8, 2018

Agenda

**PUBLIC HEARING: KALAMAZOO COUNTY CONSOLIDATED DISPATCH
AUTHORITY FENCE REQUEST
CONSIDERATION OF AN APPLICATION FROM KALAMAZOO COUNTY
CONSOLIDATED DISPATCH AUTHORITY FOR A SPECIAL EXCEPTION USE
CONCERNING SECURITY BARBED-WIRE FENCING OUTSIDE OF AN
INDUSTRIAL-ZONED DISTRICT, PURSUANT TO SECTION 78.210 OF THE
TOWNSHIP ZONING ORDINANCE, FOR THE SUBJECT PROPERTY
LOCATED AT 7040 STADIUM DRIVE, WITHIN THE C: LOCAL BUSINESS
DISTRICT. PARCEL NO. 3905-14-230-049.**

ANY OTHER BUSINESS

- a. ADAM GARLAND CONSTRUCTION CONCEPT PLAN REVIEW**
 - b. BTR PARK 2.0 ROAD NAME APPROVAL**
-

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, February 8, 2018, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Cheri Bell, Chairperson
Fred Antosz
Ollie Chambers
Dusty Farmer, Secretary
Micki Maxwell
Bruce VanderWeele, Vice Chairperson

MEMBER ABSENT: Mary Smith

Also present were Julie Johnston, Planning Director, James Porter, Township Attorney and Martha Coash, Meeting Transcriptionist. Five others were in attendance.

Call to Order and Pledge of Allegiance

Chairperson Bell called the meeting to order at approximately 7:00 p.m.; the "Pledge of Allegiance" was recited.

Agenda

Chairperson Bell asked if there were any additions, deletions or corrections to the agenda as presented. Mr. Antosz asked that the subject of "Planning Commission Work Sessions" be added to #8 – Any Other Business. The Chair asked for a motion to approve the agenda as amended to include Mr. Antosz' request.

Mr. VanderWeele made a motion to approve the revised agenda as presented with the addition of "Planning Commission Work Sessions" to #8 - Any Other Business. Mr. Antosz supported the motion. The motion passed unanimously.

APPROVAL OF THE MINUTES OF THE MEETINGS OF JANUARY 11, 2018 AND JANUARY 25, 2018.

Chairperson Bell asked if there were any additions, deletions or corrections to either the Minutes of the Regular Meeting of January 11, 2018 or the Joint Workshop with the Township Board held on January 25, 2018.

The Chair noted page one of the Minutes of January 25 listed Mr. Antosz as Vice-Chairperson rather than Mr. VanderWeele. She asked for a motion.

Mr. Antosz made a motion to approve the minutes of the Regular Meeting of January 11, 2018 and the minutes of the Work Session of January 25, 2018 as presented, with the correction as noted. Mr. Chambers supported the motion. The motion was approved unanimously.

Public Comment on Non-Agenda Items

Chairperson Bell asked whether anyone in the audience cared to comment regarding non-agenda items. Hearing none, she moved to the next agenda item.

PUBLIC HEARING: KALAMAZOO COUNTY CONSOLIDATED DISPATCH AUTHORITY FENCE REQUEST CONSIDERATION OF AN APPLICATION FROM KALAMAZOO COUNTY CONSOLIDATED DISPATCH AUTHORITY FOR A SPECIAL EXCEPTION USE CONCERNING SECURITY BARBED-WIRE FENCING OUTSIDE OF AN INDUSTRIAL-ZONED DISTRICT, PURSUANT TO SECTION 78.210 OF THE TOWNSHIP ZONING ORDINANCE, FOR THE SUBJECT PROPERTY LOCATED AT 7040 STADIUM DRIVE, WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-14-230-049.

Chairperson Bell asked Ms. Johnston to present the staff report.

Ms. Johnston explained Kalamazoo County Consolidated Dispatch Authority (KCCDA) recently purchased the property at 7040 Stadium Drive as their new

headquarters. Renovations are currently underway to help secure the facility from hazards, vulnerabilities and any resultant risk to their emergency operations. As part of these renovations, KCCDA would like to secure the building with fencing, some of which would include 6-feet of chain-link with three strands of barbed wire. She noted per the requirements of 78.210.E. that the property is located in C: Local Business District, which requires special exception use approval for any fencing with barbed wire. In addition, 78.230.C. indicates that fences in this district exceeding six (6) feet in height shall be subject to approval by the appropriate reviewing body.

She said the more decorative fencing shown on the site plan is 8-feet in height. The chain link fence will also reach 8-feet once the barbed wire is attached. Therefore, Planning Commission approval is also required for the height of the fence. The applicant has indicated this security fencing is needed due to the essential 9-1-1 and public safety service provided at the site.

Ms. Johnston indicated *Section 60.100* of the Zoning Ordinance provides additional review criteria for consideration when reviewing a Special Exception Use request. Since this special exception use deals specifically with the fence and not the use of the building, she said Staff's response to the criteria is targeted to that issue:

A. Is the proposed use compatible with the other uses expressly permitted within the Local Business District zoning classification?

Section 78.200 outlines the specific requirements for fences for all the Township's zoning districts. Fences with barbed wire or taller than 6-feet are not permitted by right within Local Business District: *Section 78.210. Construction, Material and Maintenance* states the following:

C. No barbed wire, spire tips, sharp objects, or electrically-charged fences shall be erected in or abutting any residentially zoned district.

D. Bona fide agricultural uses may use barbed wire or charged fences to control livestock.

E. Security fences six feet high and above in industrial-zoned districts may include an additional 18 inches of barbed wire. Such barbed wire shall slant inward toward the property or be straight up. Security fences with barbed wire in other zoning districts shall require special exception use approval.

It is clear from the Zoning Ordinance that a fence of this type is not permitted by right outside of bona fide agricultural uses and industrial districts. The location of the new KCCDA building, within a prominent business and residential district of the Township, makes placement of this type of fence problematic. While more decorative fencing is located along the street rights-of-way, barbed wire is proposed along the west and north faces of the building.

B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?

The difficulty with this application is the competing concerns of security for the site and the impacts this type of construction has related to compatibility. Adjacent uses are residential and low-intensity office and commercial. The continued operation of this building as an office fits perfectly into the fabric of this area of the Township. It is the placement of both the decorative and barbed wire security fencing that pushes the issue of compatibility and places a spotlight on what would otherwise be a compatible use.

The applicant indicated to Staff that securing the perimeter of the building is standard best practice for emergency operation centers. The importance of protecting the first responders is critical in the event of an attack. It is our understanding that the placement of the fencing is intended as a deterrent to stop anyone from actually approaching the building.

Staff conducted some research into what constitutes a “secure” facility of this type. While not exhaustive, some information was found related to emergency operation centers. The National Emergency Number Association (NENA) published a document called NENA Resource, Hazard and Vulnerability Analysis Information Document published on September 10, 2016, which has a section on facility security, as follows:

Security into and within the facility includes at the minimum:

- *The ability to remotely secure areas or provide access to them.*
- *Keys, badging, levels of permission to gain access to specific areas of the facility.*
- *Door control security systems should have redundant UPS power to assure ongoing controlled access capability if primarily power backup systems fail.*
- *Surveillance video and recording in high security areas.*
- *Vendor control and procedures to monitor visitor and employee access.*

Fencing or other security measures could be installed that is more compatible with adjacent uses. The requested fencing along Stadium Drive and 8th Street has a more residential character than the chain-link with barbed wire

The use of barbed wire fencing in the locations shown on the site plan was chosen because of limited visibility from the road rights-of-way. Existing landscaping will help to screen the fence along the west property line. Additionally, the setback of the fence and existing landscaping may also help to screen the fence from the residential property to the north.

C. Will the proposed use promote the public health, safety, and welfare of the community?

Enhanced security measures help to protect the emergency responders working within the dispatch center, promoting public health, safety and welfare.

D. Will the proposed use encourage the use of the land in accordance with its character and adaptability?

The Ordinance requirement that fencing of this type must be reviewed by the Planning Commission was to ensure compatibility with neighbors. The current character of the site and area is aligned with the aesthetic of the C: Local Business District. Fencing could be accommodated for this site that continues to support the overall intent of the C: Local Business District.

Ms. Johnston said based on current Ordinance requirements, Planning Commission approval would not be required if the applicant constructed a fence that is 6-feet in height or less and is without barbed wire. However, if barbed wire is utilized and/or if the fence is taller than 6-feet in height, Planning Commission approval is required.

She offered the several options open to the Planning Commission regarding this application from Staff's perspective:

1. Approve the application as presented.
2. Approve the application but require the decorative fencing, as presented, around the entirety of the site.
3. Request a different type of fence be installed, but continue to allow a height greater than 6-feet.
4. Request the applicant provide other alternatives to secure the site.
5. Deny the request.

She concluded her report, explaining the concern with denying the application outright is that a 6-foot chain-link fence could then be installed without Planning Commission review. While an 8-foot fence is considerably taller, the more decorative nature of the proposed fence may be a preferred alternative to chain-link. Although it should be noted that Staff is unsure if the applicant would construct a 6-foot chain-link fence as it is not likely to meet their stated security needs.

Chairperson Bell thanked Ms. Johnston for her report and asked whether Commissioners had questions for her.

In response to a question from Ms. Farmer, Ms. Johnston confirmed six-foot decorative fencing topped with spires that bring the fence to eight-feet tall would require Planning Commission approval.

Mr. Chambers wondered whether this fencing might not symbolize the expectation of high crime.

Ms. Johnston said the applicant might be better to answer that question, but noted the requested fencing would be out of character for this area of the Township.

Hearing no further questions, Chairperson Bell asked the applicant to speak.

Mr. Jeff Troyer, Executive Director of Kalamazoo County Consolidated Dispatch Authority, 7040 Stadium Drive, explained an eight-foot fence surrounding the core operation is "best practice" for 911 centers. This building, a former Consumers Credit Union, provides the opportunity to utilize the lower level as the call center, the core operation. However, it is adjacent to the exterior of the building and completely exposed at the back side. Security fencing is necessary to prohibit individuals getting close to the core operation to protect both personnel and HVAC and back-up generator equipment. He said a six-foot fence is easier to scale than an eight-foot fence and the attention a facility may draw as a result of fencing is far outweighed by the protection it offers.

The decorative fence proposed is very similar to nearby fencing of the day care center currently in place, and features a curved outward angle at the top. The chain link fence proposed would be black powder-coated vinyl with three strands of barbed wire at the top bringing the fence to eight feet tall.

Chairperson Bell asked if Commissioners had questions for the applicant.

In answer to a question from Mr. Antosz, Mr. Troyer said the reason for the chain link fencing at the areas proposed is that those areas are wooded and not as visible and it would likely cost \$25,000-\$30,000 less to install a chain link/barbed wire fence there.

In response to a question from Chairperson Bell, Attorney Porter explained the primary discussion for the Board to consider was zoning; cost is not a factor for them, although a mitigating factor is that in this case the applicant is a tax supported entity. Despite that, it is not the Planning Commission's responsibility to consider cost.

The Chair asked for clarification regarding the ability of an intruder to scale the decorative fence vs. a chain link/barbed wire fence.

Mr. Troyer said the decorative fence had pointed spires on the top that would provide security equivalent to barbed wire.

Ms. Johnston noted when the applicant talked with Staff at the beginning of the process chain link/barbed wire fencing was proposed all around. Staff did not feel the Planning Commission would accept that and the applicant adjusted the proposal to include decorative fencing adjacent to the right of way.

In response to questions from Chairperson Bell, Mr. Troyer said the Consumers Credit Union ATM is still functional; they are leasing from KCCDA and plan to maintain the ATM in the future.

Ms. Farmer asked about best practices other than fencing that might be utilized to protect the core operation.

Mr. Troyer said there is currently a lot of glass on the lower level; most will be removed and filled with brick and mortar; remaining glass will be replaced with level-four glass, and ballistic paneling will be used on the lower level exterior. In addition, roof truss work will be done to protect it from uplift as a result of tornadic activity, and two levels of security, card swipe and keypads, will be put in place for gates and doors.

Ms. Farmer indicated she was not supportive of barbed wire.

Mr. Troyer noted their original proposal called for all chain link/barbed wire fencing, primarily because of cost considerations. Since taxpayer dollars are involved they are trying to be as cost effective as possible.

In response to questions from Chairperson Bell, Mr. Troyer said he has been with the KCCDA since February of 2016; he was not aware of any security problems at any of the five centers in Kalamazoo County and noted they are all very secure.

There were some suggestions from Commissioners regarding how some fencing might be moved more toward the interior of the site in order to reduce costs.

There were no further questions for Mr. Troyer; Chairperson Bell moved to public comments and asked whether any members of the public wished to speak.

Mr. Mike Schwartz, Prein & Newhoff, 7123 Stadium Drive, said P & N owns property immediately south of the parcel being discussed. They do not object to fencing in general, but did object to chain link/barbed wire fencing that is not compatible or in character with what currently exists.

Chairperson Bell noted correspondence was received from Mr. Keith Konvalinka, who owns property directly to the west. He indicated he did not object to fencing, but was not in favor of a six-foot chain link fence or the modification with barbed wire.

There were no further public comments; the Chair moved to Board Deliberations.

It was the consensus of Commissioners that they were in favor of KCCDA being located in the Township, but that an eight-foot decorative fence would be just as effective as chain link/barbed wire fence, that decorative fencing was more in character with the area, and chain link/barbed wire fence is not acceptable.

They encouraged Mr. Troyer to consider ways to adjust the fencing path to reduce the footprint in order to reduce costs.

Chairperson Bell said to her mind, continuing to maintain an ATM on the property was contrary to the stated security necessitating the eight-foot fence for the site.

Ms. Farmer made a motion to approve the decorative eight-foot fence as described on the site plan provided with the KCCDA application. Mr. Chambers supported the motion. The motion was approved unanimously.

OLD BUSINESS

There was no old business; Chairperson Bell moved to the next agenda item.

ANY OTHER BUSINESS

a. ADAM GARLAND CONSTRUCTION CONCEPT PLAN REVIEW

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston for the Staff review.

Ms. Johnston reported Adam Garland Construction is currently housed at 6825 Stadium Drive, which is zoned within the Village Commercial District and is included in the Village Form Based Codes. Mr. Garland would like to complete some improvements on his property, which include:

1. Aesthetic improvements to the existing residential home which has been converted to an office.
2. Asphalt drive from Stadium Drive moving south to terminate behind the home.
3. The development of some onsite parking for staff and the occasional client.
4. The addition of a 40-foot by 60-foot (2,400 square foot) storage building attached to the existing accessory structure on site.

She explained the location of this parcel within the Village Fringe area of the Form-Based Codes provides some difficulties for expansion of the accessory structure. The building is considered nonconforming to the requirements of the Form-Based Code. The two main concerns are the requirement regarding location and placement of the accessory building and that the size shall not exceed the primary structure.

First, she said, the regulations for placement of accessory buildings are difficult to understand. Section 34.420.D.4 indicates that accessory buildings should be in the rear yard but the later regulation (Section 34.420.D.5) states they should adhere to all

location and placement standards of the primary building. According to Section 34.410.B.2, "Workplace Buildings" within the Village Fringe, similar to the converted residential home where Garland Construction is housed, should have a build-to line of five to 10 feet from the right-of-way. Per Section 34.420.D.5, the accessory building should have a similar placement. As this request is an addition to an existing structure, meeting this requirement is impossible.

The second concern relates to the limitation on size. The residential home located on this parcel, which has been converted into an office building, is approximately 1,016 square feet. There are currently two existing accessory buildings on the parcel, a garage and a storage building, totaling 672 square feet. Any accessory structure addition could not exceed 344 square feet, which would not meet the needs of the construction company.

The Form-Based Codes provide some flexibility for nonconforming structures; however, language clearly indicates any additions should comply with the Ordinance.

Ms. Johnston said based on the *34.930 Nonconforming uses and structures* regulation, Mr. Garland's addition would not be possible because of its size and location. However, the Form-Based Codes also includes a Section that allows the Planning Commission to modify the standards of the Ordinance. Per Section 34.920.B.3 and 4, build-to zone and the architectural standards of the Form-Based Code may be modified. In addition, Section 34.920.C states the following:

- C. *Modification due to adjacent development. The Planning Commission may consider modifications to the development standards of this Overlay District so that the proposed development will better fit with adjacent development. When considering the modification, the Planning Commission shall consider the following:*
1. *The anticipated lifespan of the adjacent development,*
 2. *Whether the development with the proposed modification is of equal or better quality than without the modification, and*
 3. *Whether the modification will limit the ability of the Township to achieve the goals of the Overlay District.*

Ms. Johnston explained adjacent development to 6825 Stadium Drive consists of a single-family home to the immediate east of the subject parcel, Williams Distributing to the immediate west, a cell tower facility to the south and Pinehurst Apartments across Stadium Drive to the north. The general formation of parcels along the south side of Stadium Drive is narrow and exceeding long. The parcel in question has 150 feet of frontage but is 1,232 feet long. Adjacent parcels are very similar in configuration. This contributes to the limitation of development on these lots.

The concept plan proposed by Mr. Garland will improve the site tremendously from its existing condition. It is not likely that this parcel would convert back to a

residential home. Therefore, any improvements to the site to bring it to current standards for development for such things as an asphalt drive and parking, resolution of storm water runoff, improved appearance of the structures, landscaping, etc., required as part of site plan review, would be an enhancement to the area.

Based on the modification allowance under Section 34.920.C, Staff recommended Mr. Garland present his concept plan to the Planning Commission for consideration. Ms. Johnston said Mr. Garland was looking for feedback from the Planning Commission before investing in the development of site plans and elevation drawings for a formal submittal. If the Planning Commission were amenable to the expansion of the accessory building on site, Mr. Garland would submit a formal application to be reviewed by the Planning Commission with the understanding that the request could be approved under Section 34.920.C. If not, he will not move forward.

Chairperson Bell thanked Ms. Johnston for her review and asked whether there were questions from Commissioners.

Mr. VanderWeele asked about the status of Form Based Codes.

Ms. Johnston said she is working with a sub-committee on the draft of a new Village Theme Development Plan, which will have recommendations regarding the Form-Based codes; she would like to have a work session with the Township Board, Planning Committee and DDA to review it and get everyone on board.

The Chair asked whether the applicant wished to speak.

Mr. Adam Garland, 6825 Stadium Drive, said he has owned the property for twelve years, it is centrally located for his business needs, and he needs the new accessory building for storage for equipment and tools. Only employees access the building; there will not be customers involved. Much of the rear of the property is leased for location of a cell phone tower until 2040, which limits other use.

The Board encouraged Mr. Garland to speak with the owner of the single-family home to the west of his property to inform them of his intention.

It was the consensus of the Board that as long as ordinance requirements are met, they are supportive of the modifications as described.

b. BTR PARK 2.0 ROAD NAME APPROVAL

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston for her report.

Ms. Johnston said Western Michigan University would like to begin construction of infrastructure for the new Business Technology Research (BTR) Park 2.0 in the

summer of 2018. They would like to name the new public road as part of the development, "Robert Jones Way."

According to Mr. Robert Miller, Associate Vice President for Community Outreach, the road name was chosen because Mr. Jones was an advocate for the BTR Parks and because of his positions as Mayor of Kalamazoo and State legislator. Mr. Jones' family has been apprised of the request for naming and is in agreement.

The proposed name has been submitted to the Road Commission of Kalamazoo County and the County Planning and Development Department. Both agencies are in agreement.

Per past practices, the Planning Commission would make a recommendation to the Township Board regarding the requested name. Ms. Johnston said Staff has no concerns at this time.

Chairperson Bell noted she had worked for Mr. Jones for a long time and was very pleased and supportive of this naming because of his vision for the community, which included this type of development.

Mr. Antosz said he worked with Mr. Jones at Upjohn and was also supportive.

Mr. Chambers made a motion to recommend the Township Board approve naming the new BTR public road "Robert Jones Way." Ms. Bell supported the motion. The motion was approved unanimously.

c. PLANNING COMMISSION WORK SESSIONS

Mr. Antosz said he would like to see regular work sessions scheduled for 6:00 p.m. before the second regularly scheduled PC meeting each month.

Chairperson Bell agreed and felt it would also help with team building. She confirmed with Ms. Johnston that Staff could accommodate this addition to workload.

Ms. Johnston said her biggest 2018 goal is completion of revisions to the Zoning Ordinances, which could be the subject of discussion at a February work session. Implementation of the revised Master Plan depends upon effective supporting ordinance. The sooner we can revise ordinance, the faster the Master Plan can be supported and implemented.

The Board was in consensus to begin regular 6:00 pm work sessions on February 22nd.

PLANNING COMMISSIONER COMMENTS

Ms. Johnston noted the Township had received a request to weigh in on the Portage recreation and open space plan as well as a communication from the County who is distributing the Master Plan they are ready to adopt.

ADJOURNMENT

Hearing no further comments, Chairperson Bell adjourned Planning Commission meeting at approximately 8:45 p.m.

Minutes prepared:
February 11, 2018

Minutes approved:
_____, 2018

February 14, 2018



Mtg Date: February 22, 2018
To: Planning Commission
From: Julie Johnston, AICP
Subject: Condominium Ordinance Amendments

The Planning Commission first reviewed this draft Ordinance at the January 11, 2018 meeting, where staff provided the following information:

Staff received a request to develop an attached condominium project on a property zoned R-2: Residence District. In reviewing the subject parcel, it became clear that the size of the property did not meet the 20-acre requirement for a Planned Unit Development (PUD). Therefore, the only option open to the property owner based on current Zoning Ordinance regulations was to subdivide the property and create individual lots where the two-unit attached dwellings could be built.

After reviewing other attached condominium projects in the Township, it became clear that many were developed as part of a larger PUD. Currently, there are no standards for the development of an attached product outside of the PUD ordinance. Staff does not believe it was the intent of the Zoning Ordinance to preclude this type of development outside of a PUD or platted subdivision or site condominium. This is especially true since the R-2 District allows two-family dwellings by right and the R-3 District allows three and four-family as a special exception use. In addition, the Condominium Act, Public Act 59 of 1978 establishes this type of development as a legitimate option for both developers and homeowners.

Utilizing language from the existing development standards for apartments and site condominiums, staff crafted the Condominium Development Standards Ordinance. This new ordinance requires any attached condominium development to request approval through the special exception use process so a public hearing with the Planning Commission would be required.

After the Planning Commission's review on January 11th, the following changes were made to the draft:

1. Height was included to ensure any new development would be compatible with any possible adjacent single-family residential. Height is recommended to be limited to 24-feet.
2. The total number of units allowed per zoning district was included. The current number of attached units that are permitted by right are delineated within each zoning district. However, to ensure clarity when reviewing the development standards for attached condominiums, these requirements were reiterated.

3. Language was added to require the development of nonmotorized trails/paths if they are indicated in an approved Township plan.
4. The requirements for open space have been clearly regulated, including that 10 percent of the subject property must be retained as open space.

There was some discussion at the January meeting about placing the condominium requirements within the existing Planned Unit Development (PUD) ordinance. After careful review by Planning staff and the Township Attorney, we are recommending the current approach; a separate stand-alone ordinance. The PUD ordinance has very specific restrictions related to acreage and the allowance of commercial development. The intent of this ordinance is to regulate condominiums in the most direct and straightforward manner.

Requested Action

After consideration of the proposed ordinance and any changes/edits, a public hearing will be required. Depending on the Planning Commission's discussions, the public hearing could take place at the March 22nd meeting.

Thank you.

DRAFT

61.000 Residential Condominium Development Standards

61.100: Purpose

The purpose of this Ordinance is to offer an alternative to traditional subdivisions through the use of the Condominium Act, Public Act 59 of 1978. Development Provisions.

61.200: Zoning Districts

Attached condominiums are permitted as a special exception use in the R-2, R-3, and R-4 **Residence** Districts.

61.300: Development Requirements

1. **Density.** The overall density of a condominium development shall be determined by the minimum residential parcel, lot, or building site area per dwelling unit required by the zoning district in which the development is located. In the event the development lies in more than one zoning classification, the number of dwelling units shall be computed for each zoning classification separately.
2. **Units per Building.** A two-unit building shall be permitted in the R-2 District. Up to a four-unit building shall be permitted in the R-3 and R-4 Districts.
3. **Height.** No unit shall be taller than two stories or 24 feet in height.
4. **Interior Transportation Network.**
 - a. The condominium development and all associated units shall be serviced by an interior transportation network, which can consist of public roads, private streets or private drives. No use within the condominium shall front or gain direct access from an off-site road network.
 - b. Public roads must meet all of the requirements of the Road Commission of Kalamazoo County.
 - c. If the interior transportation network is private streets, they shall be built in conformance to the standards and requirements of Section 60.800 of the Zoning Ordinance.
 - d. Private drives must be two-way with a minimum surface width of 24 feet exclusive of any area used for parking. All drives shall be paved with asphalt or other hard surface material.
 - e. For condominium developments with 50 or more units, at least two primary points of ingress or egress must be provided.
 - f. When an interior drive would service as a connecting link between different land ownerships or different public roads, either currently or within the foreseeable future, it shall, regardless of whether it is a public or private road, be constructed in accordance with the public road specifications of the Road Commission of Kalamazoo County and be located upon a reserved right-

of-way of not less than 66 feet in width.

- g. A 50-foot half-width shall be required for all primary street rights-of-way abutting a condominium project.

5. **Nonmotorized Transportation.**

- a. Sidewalks. Sidewalks shall be provided on both sides of any transportation network within the condominium development.
- b. Nonmotorized facilities. If the Township has planned a nonmotorized trail/path through an approved nonmotorized plan, the condominium development must include their portion of the trail/path within the development.

6. **Open Space.**

- a. At least 10 percent of the total condominium project must be dedicated as common open space.
- b. Dedicated common open space shall be easily accessible to residents of the condominium, including both visual accessibility from the residential units as well as pedestrian linkages through sidewalks and/or trails.
- c. Any structures which are accessory to the community open space may be provided in accordance with the approved site plan. These accessory structures, such as gazebos, pool house, play equipment, etc., shall not exceed, in the aggregate, one percent of the dedicated common open space.
- d. Dedicated common open space shall be under common ownership or control, through the homeowner's association of the condominium. Sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions shall be provided to the Township.
- e. Dedicated common open space shall be set aside through an irrevocable conveyance, approved by the Planning Commission, that assures protection from development, except as outlined in the approved site plan. Such conveyance may be a recorded deed restriction, covenants, or conservation easement and shall provide for maintenance to be undertaken by the Township in the event that the dedicated open space is inadequately maintained, or is determined by the Township to be a public nuisance, with the assessment of costs upon the open space ownership.

- 7. Utilities. Public water and sanitary sewer shall be provided as part of the development. All private utilities shall be placed underground.

61.400: Approval process.

- 1. Special exception use. An application for a condominium project shall be made in accordance to the procedures for a Special Exception Use set for in Section 60.200 and the requirements outlined herein.

2. Optional pre-application review. An informational pre-application review is encouraged and may be scheduled with the Planning Department. The pre-application review may either be with Township staff or the Planning Commission per the applicants request.
3. Site plan review. A site plan, per the requirements of Section 82.000 shall be submitted for Planning Commission review.
4. The following information shall also be provided as part of the special exception use application:
 - a. The legal documents for any easement, deed restrictions, reservations, etc. proposed within the project.
 - b. The master deed and by-laws for the condominium project.
5. Approval of the site plan and condominium documents by the Planning Commission shall be required as a condition to the right to construct, expand or convert a condominium project. No permits for erosion control, building construction, grading, or installation of public water or sanitary sewer facilities shall be issued for property in a condominium development until a final site plan has been approved by the Township Planning Commission and is in effect.

February 14, 2018



Mtg Date: February 22, 2018
To: Planning Commission
From: Julie Johnston, AICP
Subject: Alcohol Sales Outlet Draft Ordinance

Recently, there has been some concern at the staff level about the number of alcohol sales establishments within Oshtemo Township. Staff began to research the locations of alcohol sales within the community, the type of businesses selling alcohol, and any concerns with public safety. We also reviewed the State requirements for alcohol sales and the type of licenses available.

Within Oshtemo Township, there are generally two types of licenses that allow the sale of alcoholic beverages, outside of a restaurant setting, which are:

- Specially Designated Distributor (SDD) license, which allows the sale of hard liquor.
- Specially Designated Merchant (SDM) license, which allows the sale of beer and wine.

The State of Michigan has specific requirements for these licenses, as follows:

- SDD: 2,640 feet from existing SDD license location, 1 for each 3,000 population, and 500 feet from a church or school.
- SDM: 1 for every 1,000 population, and 500 feet from a church or school.

The Ordinance drafted by staff increases these requirements, making them more restrictive. As part of the licensing procedure, the Liquor Control Commission will contact the local jurisdiction for feedback. We can indicate at that time if the requested license violates local ordinances. This information is considered before a license is approved.

Provided with this memo is a list of current SDM and SDD license holders and their locations. In addition, staff requested crime information from the County Sheriffs office related to those business that have alcohol sales as their primary stock. Unexpectedly, the crime statistics for these businesses are very low, which is positive.

Requested Action

At this time, staff would like the Planning Commission to begin a discussion on if an ordinance controlling liquor establishments is warranted in Oshtemo. If so, begin the review of the draft ordinance provided.

Thank you.

Alcohol Sales Outlet Draft Ordinance

11.000 Definitions:

11.222 – Alcohol Sales Outlets

- A. Liquor Store (Package Sales) – A retail sales establishment holding a specially designated distributor (SDD) license issued by the Michigan Liquor Control Commission, which sells packaged alcoholic liquors, including beer, wine and spirituous liquors for consumption off-site.

- B. Convenience Store – A retail sales establishment offering food and beverage for consumption off-site, household items, and other convenience items in a structure of generally 5,000 square feet or less. Includes the retail sales of packaged alcoholic liquors, including beer, wine and spirituous liquors for consumption off-site with either a specially designated distributor (SDD) license or a specially designated merchant (SDM) license issued from the Michigan Liquor Control Commission. To be regulated as a convenience store, retail sales of packaged liquor must not be more than 20 percent of the total sales transactions of the business.

- C. Grocery/Specialty Grocery Store – A retail sales establishment that offers a diverse variety of unrelated food and non-food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen foods, household products and paper goods. Specialty stores may offer specific food products such as baked goods, pasta, cheese, confections, coffee, meat, seafood, produce, artisanal goods and other specialty food products, and may also offer additional food and non- food commodities related or complementary to the specialty food products. Includes the retail sales of packaged alcoholic liquors, including beer, wine and spirituous liquors for consumption off-site with either a specially designated distributor (SDD) license or a specially designated merchant (SDM) license issued from the Michigan Liquor Control Commission. To be regulated as a grocery/specialty grocery store, retail sales of packaged liquor must not be more than 10 percent of the total sales transactions of the business.

30.000 C: Local Business District

30.400 Special Exception Uses

30.420 – Alcohol Sales (excluding Grocery/Specialty Grocery Stores)

- a. No retail alcohol sales outlet shall be established in a new structure or opened within an existing structure that is within 750 feet to any church or school building. The distance between the church or school building and the proposed alcohol sales outlet location shall be measured from the part of the church or school building nearest to the proposed alcohol sales outlet building determined by projecting straight lines along the center line of the abutting street(s).

- b. No retail alcohol sales outlets carrying a specially designated distributors (SDD) license shall be within 5,280 feet of another alcohol sales outlet carrying a SDD license. The distance between said

outlets shall be measured from the nearest parts of the buildings determined by projecting straight lines along the center line of the abutting street(s).

- c. SDD licenses shall not exceed 1 for every 3,500 population within the Township.
- d. Liquor and convenience stores with an SDD license shall limit operating hours from 8:00 am to 12:00 am daily.
- e. No retail alcohol sales outlets carrying a specially designated merchants (SDM) license shall be within 2,640 feet of another alcohol sales outlet carrying a SDM license. The distance between said outlets shall be measured from the nearest parts of the buildings determined by projecting straight lines along the center line of the abutting street(s).
- f. SDM licenses shall not exceed 1 for every 1,500 population within the Township.

33.000 VC: Village Commercial District

33.300 Special Exception Uses

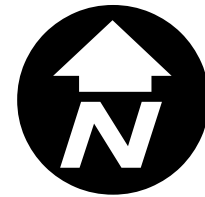
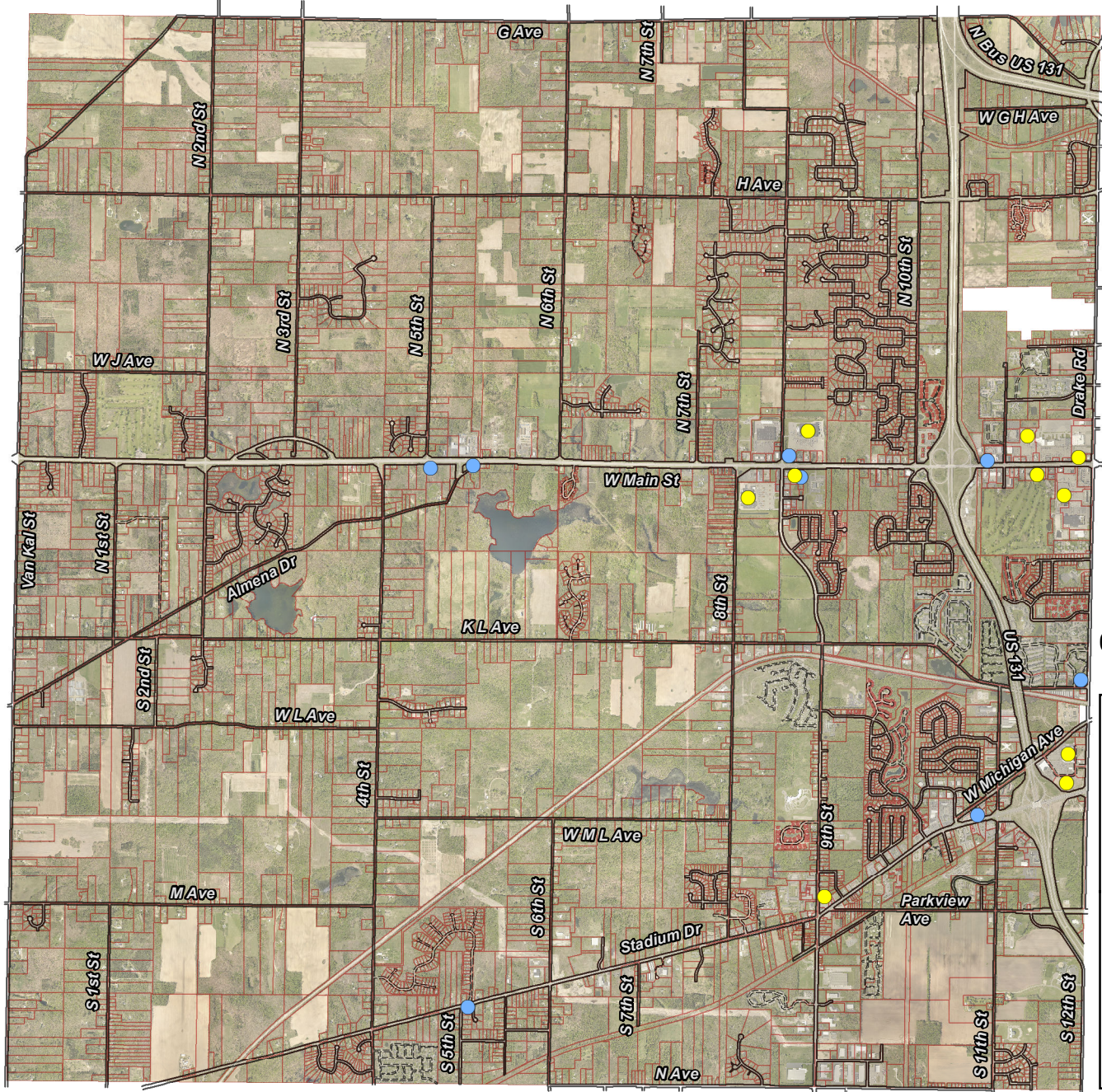
33.317 – Alcohol Sales (excluding Grocery/Specialty Grocery Stores)

- a. No retail alcohol sales outlet shall be established in a new structure or opened within an existing structure that is within 750 feet to any church or school building. The distance between the church or school building and the proposed alcohol sales outlet location shall be measured from the part of the church or school building nearest to the proposed alcohol sales outlet building determined by projecting straight lines along the center line of the abutting street(s).
- b. No retail alcohol sales outlets carrying a specially designated distributors (SDD) license shall be within 5,280 feet of another alcohol sales outlet carrying a SDD license. The distance between said outlets shall be measured from the nearest parts of the buildings determined by projecting straight lines along the center line of the abutting street(s).
- c. SDD licenses shall not exceed 1 for every 3,500 population within the Township.
- d. Liquor and convenience stores with an SDD license shall limit operating hours from 8:00 am to 12:00 am daily.
- e. No retail alcohol sales outlets carrying a specially designated merchants (SDM) license shall be within 2,640 feet of another alcohol sales outlet carrying a SDM license. The distance between said outlets shall be measured from the nearest parts of the buildings determined by projecting straight lines along the center line of the abutting street(s).
- f. SDM licenses shall not exceed 1 for every 1,500 population within the Township.

Package Liquor Sales

Business	Address	
Wal-Mart	501	South 9th
Stadium Discount Liquor	5620	Stadium
Hardings	6430	Stadium
EZ Mart	8469	Stadium
Trader Joes	5099	West Century
Costco	5100	West Century
Bronco Liquor	5034	West KL
Walgreens	5020	West Main
Hardings	5161	West Main
Target	5350	West Main
Aldi	5355	West Main
Marathon - East	5658	West Main
Mega-Bev	6619	West Main
Walgreens	6649	West Main
Meijer	6660	West Main
Meijer Gas	6700	West Main
Doughertys Corner Store	8441	West Main
Marathon - West	8739	West Main

PACKAGED LIQUOR SALES IN OSSTEMO TOWNSHIP



Legend

Parcels

Road R.O.W.

Public

Private

Vendor Type

Grocery/General Retail

Liquor/Convenience Store



2017

Report on Alcohol Related Businesses

A check of incidents for all of 2017 at businesses in Oshtemo Township in which their primary business is the sale of alcohol resulted in the following statistics.

Seven Businesses were identified as having the primary purpose of selling alcohol. These businesses were identified as:

<u>Business Name</u>	<u>Address</u>	<u>Incidents</u>	<u>Violent Incidents</u>
Stadium Drive Liquor	5620 Stadium Drive	6	1
EZ Mart	8469 Stadium Drive	0	0
Bronco Liquor	5034 W KL Ave	7	1
Marathon-East	5658 W Main	6	1
Mega-Bev	6619 W Main	1	0
Dougherty's Corner Store	8441 W Main	1	0
Marathon – West	8739 W Main	2	0

Incidents are defined as any incident which required a complaint number or consisted of a documented investigation in which a complainant or a suspect was identified.

Violent Incidents are defined as a documented incident which involves either an assault, robbery or other violent crime.



February 15, 2018

Mtg Date: February 22, 2018
To: Planning Commission
From: Julie Johnston, AICP
Subject: Circulation Aisle Widths

Recently, the Planning Commission forwarded amendments to the Township Board for changes to the Off-Street Parking Ordinance. The amendments primarily centered on ensuring ADA compliance for accessible spaces and regulating circulation aisles. As part of the discussion with the Township Board, a request was forwarded back to the Planning Commission that circulation aisle widths be reviewed. The overall intent of the request is to determine if the Township could allow for reduced widths and therefore reduced asphalt on site.

There are several types of circulation aisles that could be found on a non-residential site, such as within parking lots, dedicated fire lanes, to get to loading/unloading facilities, to ensure access around the entirety of the building, etc. The recently approved changes to the Off-Street Parking Ordinance would require all circulation aisles be 24-feet in width for two-way traffic and 20-feet in width for one-way traffic.

In researching adjacent communities as well as other jurisdictions, staff found that circulation aisles generally ranged from 20-feet to 26-feet in width (see attached). The Township could consider retaining the 24-foot width for circulation aisles of general travel, but for those dedicated to fire lanes, loading docks, employee parking, etc., possibly a smaller width could be considered.

As this is the first time the Planning Commission will be addressing a possible change to drive aisle widths, staff wanted to have a broader discussion about options before drafting any ordinance amendments.

Oshtemo Township

Information for the planning commission: *Circulation aisle width ordinance*

- The Current requirement for Oshtemo Township aisle width states:
 - a) **68.300 - Requirements for parking spaces, parking lots and drive-through windows.**
 Requirements for all parking spaces and parking lots (except those for single- and two-family dwellings, for mobile homes or single- or two-family dwellings in a mobile home subdivision, or for farms) and drive-through windows shall be as follows:

-*Aisle Width*: Aisles shall be 24 feet wide for two-way traffic and 20 feet wide for one-way traffic. Consideration will be given to alternate widths for one-way aisles in conjunction with angled parking other than 75 to 90 degrees.

- ***The purpose of the below information is: to compare Oshtemo Township’s ordinance requirement for circulation aisles with other community’s requirements.***

*NOTE: Circulation aisles are also referred to in the below information as **internal circulation routes, parking aisles, maneuvering lane, access connector drive aisles, one-way aisle width, and two-way aisle width.***

Kalamazoo Township

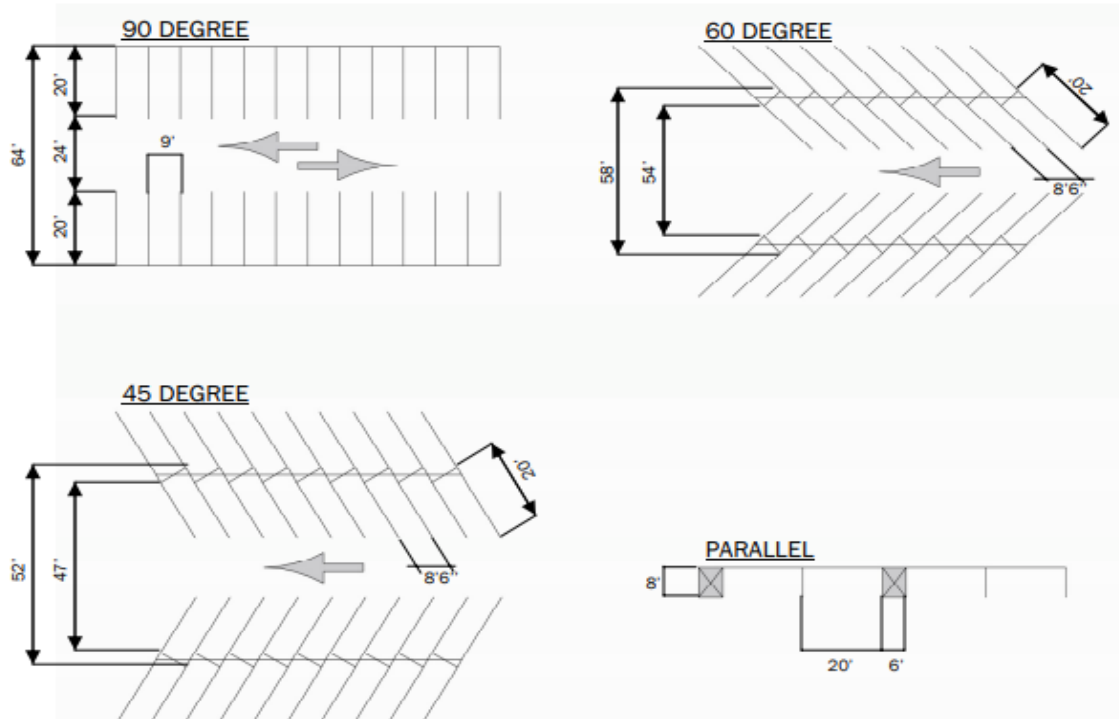
Type of Road or Driveway	Minimum Width	Pavement Required
Driveways serving two or more parcels (e.g., office or industrial park)	31 feet	Paved
Main access driveways (commercial/office uses)	31 feet	Paved
Main access driveways and internal circulation routes for <u>three or fewer</u> buildable industrial parcels	27 feet	Paved
Main access driveways and internal circulation routes for <u>four or more</u> buildable industrial parcels	31 feet	Paved
Internal circulation truck routes	31 feet	Paved
Internal circulation routes (no trucks)	24 feet	Paved
Entrance roads (see note 2)	31 feet	Paved
Roads/driveways within a parking area (see note 3)	See Article 4.00	

West Bloomfield Township, Michigan

Off-Street Parking Requirements					
Parking Pattern Degrees	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° (parallel parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53°	12 ft.	8 ft. 6 in.	20 ft.	32 ft.	52 ft.
54° to 74°	15 ft.	8 ft. 6 in.	20 ft.	36 ft. 6 in.	58 ft.
75° to 90°	24 ft.	9 ft.	20 ft.	44 ft.	64 ft.

Ninety-Degree Parking Sliding Scale			
Stall Width	9 ft.	9 ft. 6 in.	10 ft.
Stall Length	20 ft.	20 ft.	20 ft.
Driveway Width	24 ft.	22 ft.	20 ft.
Total width of 2 parking bays plus maneuvering lane	64 ft.	62 ft.	60 ft.
Area required per car (in double bay)	288 sq. ft.	294.5 sq. ft.	300 sq. ft.

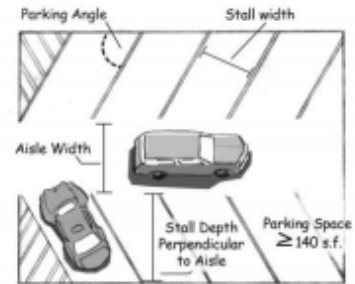
PARKING LAYOUTS



City of Grand Rapids

Table 5.10.04.B. Dimensional Requirements for Parking Spaces and Aisles

Parking Angle	Space Dimension (ft.)		Aisle Width (ft.)	
	Width	Depth	Minimum	Maximum
Parallel	8	22	12	16
45 degrees	8.5	19	12	16
60 degrees	8.5	20	16	20
90 degrees	8.5	18	22	26
Compact	8.5	17	20	24



5.10.04.C. Dimensional Standards for Parking Spaces and Aisles (Measurement).

Texas Township

36-5.7.5 Requirements for Parking Spaces and Lots

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total 1 Tier	Total 2 Tiers
0°	One lane 15 ft	8 ft	23 ft	23 ft	—
0°	Two lanes 20 ft	8 ft	23 ft	28 ft	36 ft
45°	One lane 15 ft	9 ft	19 ft	35 ft	55 ft
60°	One lane 18 ft	9 ft	19 ft	39 ft	60 ft
90°	Two lanes 24 ft	9 ft	19 ft	43 ft	62 ft

- All access connectors will be constructed with a minimum width of 24 feet.
- All Access Connectors will require a 40 foot wide easement for public utilities.
- End islands (landscaped with raised curb) shall be required at the end of all parking bays that abut traffic **circulation aisles** in off-street parking lots. In areas where internal traffic circulation is forecast to be low or where the raised islands would not be appropriate, the planning commission may waive the requirement for an end island or may require painted islands only. The end islands shall generally be at least 7' wide, and be constructed 3' shorter than the adjacent parking stall.

City of Gratiot, Michigan

SECTION 15.2 PARKING LOT DESIGN STANDARDS

- A. Minimum dimensions of parking spaces and maneuvering aisles shall be in accordance with the following requirements:

Parking Pattern	Two-Way Aisle Width	One-Way Aisle Width	Parking Space Width	Parking Space Length
Parallel Parking	18 Ft.	12 Ft.	9 Ft.	25 Ft.
30-75 degree angle	24 Ft.	12 Ft.	9 Ft.	21 Ft.
76-90 degree angle	24 Ft.	15 Ft.	9 Ft.	20 Ft.

- B. Minor adjustments of the dimensions prescribed in this Section may be authorized by the Zoning Administrator if consistent with generally recognized design standards for off-street parking facilities.

February 15, 2018



Mtg Date: February 22, 2018
To: Planning Commission
From: Julie Johnston, AICP
Subject: Amendments to the draft Master Plan Update

Staff met with the Township Supervisor to complete an additional review of the draft Master Plan Update. From this review, a handful of amendments are being recommended to the Planning Commission for consideration. If the Planning Commission is amenable to these changes, they will become a part of the Update that is ultimately approved by the Township Board. Staff is hoping the final approval of the draft Update will occur at the February 27th Township Board meeting.

The requested amendments are attached and as follows:

- Page 10: It was requested that the pie chart include all of the generational segments to reach 100 percent.
- Page 14 and 15: The **National and Emerging Housing Type Trends** subsection was updated to indicate that the Township should consider the “missing middle” housing that is not as prevalent in our community. A question was raised as to whether this subsection considered current housing stock, particularly apartments. Clarification was added to the section that it is the housing between single-family and large apartment buildings that should be promoted.
- Page 31 through 35: The **Rural Character Goals, Policies and Action Strategies** were reorganized so that all of the policies and action strategies for a particular goal were located under that specific goal. The previous Plan was organized where all of the goals were stated, then all of the policies, and then the action strategies. Now, the policies and action strategies for a particular goal are located immediately after that goal statement.
- Page 45: Level of service for West Main Street was added to the **Vehicular Transportation** subsection.
- Page 57: Under **Non-Motorized Circulation and Connections**, the words “*and planned*” were added to the sentence “Connections to existing *and planned* pedestrian networks outside of the sub-area, such as to the neighborhoods to the south, will be required.”

Generational Composition

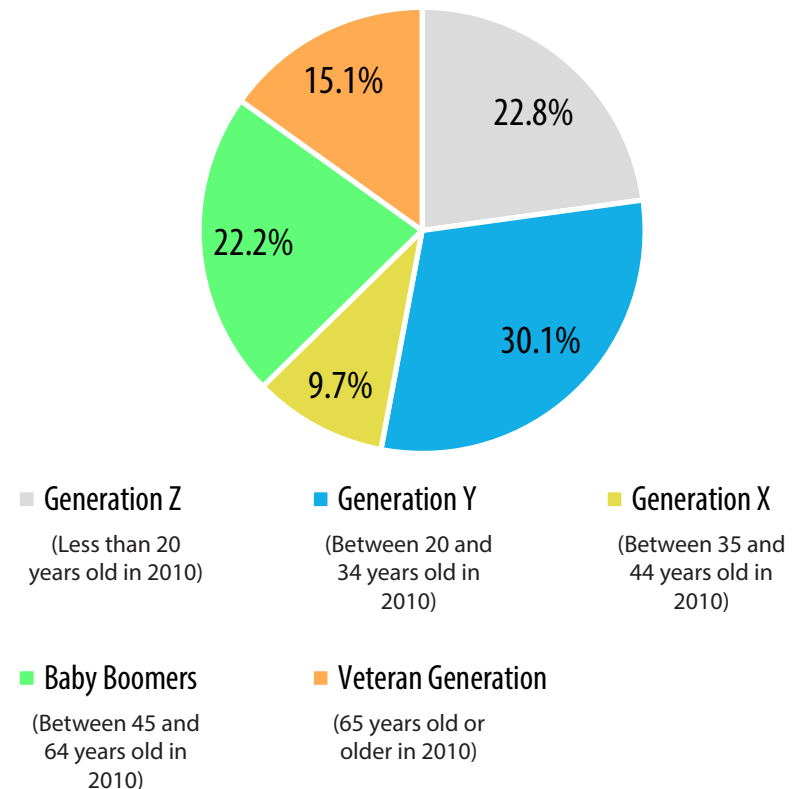
Community planning must respond to the services different age groups will demand. Therefore, it is important to identify the composition of local residents by age cohort. **Figure 2** shows the generational composition of Oshtemo Township as of 2010. The “Veteran Generation”, comprised of those who in 2010 were age 65 or older, contains 15.1% of the Township population. The “Baby Boomers”, who were 45 to 64 years old in 2010, comprise 22.2% of the population. “Generation X”, who were 35 to 44 years old in 2010, makes up 9.7% of the Township population. “Generation Y”, who were between 20 and 34 years old in 2010, comprises the largest segment of the Township population at 30.1%. Finally, “Generation Z”, who were less than 20 years old in 2010, comprises 22.8% of the Township population.

Two key generational trends are occurring at the national level. First, the Baby Boomer generation is aging. This is demonstrated by the growth in the age groups containing citizens 55 years and older. Within the U.S. between 2015 and 2060, the 55 to 64 age population will increase from 83 million to 97 million. During this same time, the 65+ age population will double from 48 million to 92 million. The 85+ age population will triple from 6 million to 18 million. A second key generational trend is the growth in Generation Y, which numbered 73 million in 2000, and will increase to 82 million by 2030. The growth in the U.S. population aged 20 to 29 alone will increase from approximately 38 million citizens to 44 million citizens over a 15 year span.³

DATA CONCLUSION: PLANNING POLICIES IN OSHTEMO TOWNSHIP MUST RECOGNIZE THE NEEDS AND PREFERENCES OF AGE GROUPS SUCH AS THE AGING BABY BOOMERS AND THE GROWING GENERATION Y.

³ Paragraph Source: Projections of the Population by Selected Age Groups and Sex for the United States: 2015 to 2060. U.S. Census Bureau, December 2012.

Figure 2
Generational Composition
Oshtemo Township, 2010



Source: 2010 U.S. Census

National and Emerging Housing Type Trends

Since the middle of the twentieth century, the single-family detached home has played a dominant role in the housing market. Owning such a home was widely considered the primary element of the “American Dream.” A strong economy, the development of the interstate highway system, favorable tax laws, and easy financing led to rapid development of the suburbs with predominantly low-density housing. The home-ownership rate soared, reaching nearly 70% by the mid-2000s. However, the “Great Recession” that hit in late 2007 brought a housing market crash whose impacts are still felt today. Recovery from the recession has occurred, but the characteristics of the housing market appear to have moved in a different direction, steered by various demographic changes occurring within the United States. These changes include racial and ethnic diversification, a growing immigrant population, and an increasing percentage of non-traditional households. However, the growth and evolving preferences of the Baby Boomers and Generation Y has also had a major impact on housing supply and demand.

Once preferring large-lot detached homes, the aging Baby Boomer generation (born 1946 to 1964) is expanding the nation’s senior population and increasing demand for “downsized” units and housing that caters to the needs of seniors. Despite a preference for many to age in place, a large number of Baby Boomers will be in search of new housing. According to housing market researcher Arthur C. Nelson, when those age 65 and older move, 80% will vacate single-family houses, but only 41% will move back into single-family units; the other 59% will be located in multi-family units.⁴

Now entering the housing market, Generation Y (those born between the early 1980s and the early 2000s) will account for 75% to 80% of the owner-occupied housing absorbed by people under 65 before 2020.⁵ Different from their parents living preferences, this generation prefers

4 Paragraph Source: Robert Steuteville, “The Coming Housing Calamity,” New Urban News, June 2011.

5 Source: “Demographic Challenges and Opportunities for U.S. Housing Markets,” Bipartisan Policy Center, March 2012.

housing in mixed-use urban environments and increasingly views renting as an advantageous option.

The following statistics demonstrate the changing trends and emerging preferences related to housing types:

- Since 2009, the number of owner-occupied housing units has fallen by over 300,000, while the number of renter occupied-housing units has risen by over 3 million⁶
- Renting is more appealing across all age groups, all parts of the U.S., city, suburb, small town and rural⁷
- The groups that are growing the fastest are people in their mid-20s and empty-nesters in their 50s. These are the groups that are most likely to seek an alternative to low-density, single-family housing.⁸
- More than 60% of Generation Y would prefer to live in a single-family dwelling. However, while this generation prefers single-family development, they do not have the financial resources to afford this type of product. They have been hit hard by the recession as they’ve entered independent adulthood. This has reduced their income and limited their ability to form households and attain homeownership.⁹
- The projected need for new housing units between 2005 and 2030 is equally divided between attached units including apartments, townhouses and condos, and small lots (on less than 1/6 acre), with no net increase projected in the need for houses on larger lots¹⁰

6 Source: Ryan Noonan, “Understanding the Trend in Multi-Family Housing Growth During the Recovery,” Economic and Statistics Administration, November 25, 2013.

7 Source: Jeffery Gundlach, Doubleline Capital CEO, as reported by ThinkAdvisor.com, May 7, 2014.

8 Source: Urban Land Institute, Higher Density Development: Myth or Fact, 2005

9 Source: 2011 National Community Preference Survey by the National Association of Realtors; RLCO Consumer Research Data; and, Bipartisan Policy Center, “Demographic Challenges and Opportunities for U.S. Housing Markets,” March 2012.

10 Source: John Pitkin and Dowell Myers, “U.S. Housing Trends: Generational Changes and the Outlook to 2050”, 2008.

- Americans' ideal communities have a mix of houses, places to walk, and amenities within an easy walk or close drive. Only 12% say they would prefer a suburban neighborhood with houses only¹¹

DATA CONCLUSION: NATIONAL HOUSING TYPE TRENDS SUGGEST THAT COMMUNITIES SHOULD ENDEAVOR TO PROVIDE A DIVERSIFIED HOUSING STOCK THAT OFFERS GREATER HOUSING CHOICE FOR INDIVIDUALS OF ALL LIFESTYLES AND AGES. IN SUBURBAN AMERICA, FEW OPTIONS FOR MODERATE-DENSITY HOUSING EXIST, WHEREAS LOW-DENSITY HOUSING (SINGLE-FAMILY DETACHED HOMES) AND HIGH-DENSITY HOUSING (APARTMENT COMPLEXES) ARE PREVALENT. THE "GAP" OF MODERATE-DENSITY HOUSING CAN BE FILLED BY "MISSING MIDDLE" HOUSING TYPES SUCH AS DUPLEXES, FOURPLEXES, TOWNHOUSES AND LIVE/WORK UNITS.

Economic Trends -- "Placemaking" as an Economic Development Tool

According to the Michigan Economic Development Corporation, "placemaking" or "place-based economic development" aims to create quality places where people want to live, work, play and learn. It is driven by the economic imperative that businesses must attract and retain talent in order to succeed.¹²

The idea of using sense of place as an economic development tool has been growing in momentum and now is firmly entrenched throughout the State. In fact, the State of Michigan is building its economic development model on the idea of placemaking. Simplified, the idea of placemaking is to celebrate those elements that define a community -- the spaces, the culture and the quality of life -- to attract a range of new businesses and investments.

The age of providing tax breaks to lure industrial development and even the age of industrial or manufacturing growth as the primary pieces of economic development are over. While this may have hurt Michigan's economy over the last decade, the shifts in the economy have the poten-

11 Source: National Association of Realtors, "The 2011 Community Preference Survey", March 2011.
12 Source: "Placemaking." Michigan Economic Development Corporation. <https://www.miplace.org/communities/placemaking/> Accessed April 2017.

tial to benefit the long term growth of a sustainable economy throughout the State, and locally in Kalamazoo and Oshtemo Township. A new economic development strategy for Oshtemo Township and the larger region will be the marketing of, and investments toward, its high quality of life, business districts, neighborhoods, educational and cultural institutions, public school system, natural amenities, and access to recreational and outdoor amenities.

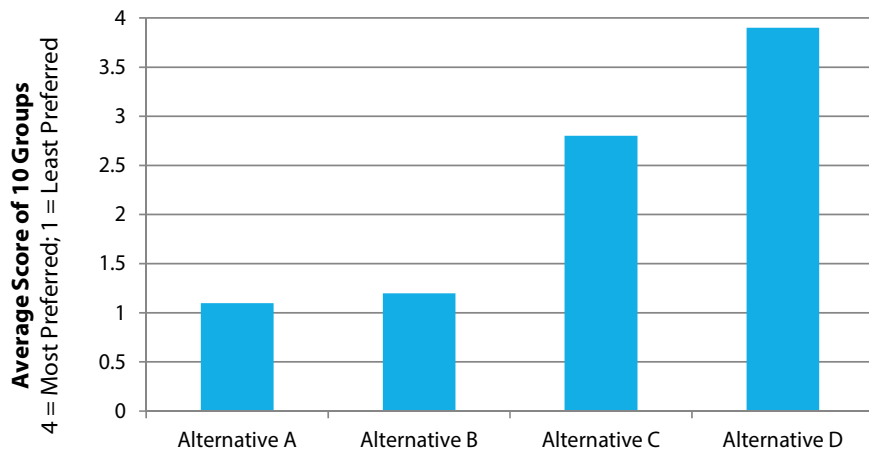
The following eight "assets of place" should be considered by the Township as focus areas for the implementation of place-based economic development through planning and zoning policies as well as investment decisions.¹³

1. Physical Design & Walkability
2. Green Initiatives (the way we use natural resources)
3. Arts & Culture
4. Entrepreneurship
5. Multiculturalism & the Global Workforce
6. Messaging & Technology
7. More Transportation Choices
8. Education & Institutions as an Anchor

DATA CONCLUSION: THE TOWNSHIP SHOULD PROMOTE THE EIGHT ASSETS OF PLACE IN ITS PLANNING AND ZONING POLICIES AND INVESTMENT DECISIONS, SEEKING TO CREATE QUALITY PLACES WHERE PEOPLE WANT TO LIVE, WORK, PLAY AND LEARN.

13 Source: The Economics of Place: The Value of Building Communities Around People. Edited by Colleen Layton, Tawny Pruitt & Kim Cekola. Michigan Municipal League. 2011.

Figure 6
Residential Design Alternatives Evaluation Results



Rural Character Preservation Strategic Plan

Oshtemo Township has long recognized the value of the agricultural lands, natural habitats, and rural countryside of the western portion of the Township. The 2011 Master Plan confirmed the Township’s vision for this area and plans for it to remain “rural residential.” Throughout the course of this planning process, the citizens and stakeholders of the Township were clear in their desire to maintain the exceptional rural character of this area, preserving it for future generations. Based upon the existing conditions findings, the desires of the community as uncovered during the various engagement efforts, and direction provided by Township leaders and staff, this section outlines a vision and strategic plan for rural character preservation in Oshtemo Township.

This section first establishes a vision statement as the foundation for rural character preservation within the study area, followed by a series of goals that more specifically define what rural character means to the community. A series of policies are then introduced, which provide more specific statements that seek to clarify the intent of each goal. Finally, action strategies are outlined, which serve as practical and trackable means for achieving the goals.

Rural Character Vision Statement for the Study Area:

APPRECIATE, PRESERVE, PROTECT AND ENHANCE THE NATURAL AND BUILT ENVIRONMENT OF RURAL OSHTEMO TOWNSHIP IN A WAY THAT HONORS ITS TRADITIONAL RURAL LIFESTYLE, NATURAL HABITATS AND ENVIRONMENTALLY SENSITIVE LANDS, AGRICULTURAL LANDS AND ENTERPRISES, HISTORIC AND CULTURAL RESOURCES, SCENIC VISTAS, AND RECREATIONAL AMENITIES, WHILE ALLOWING FOR LIMITED AND COMPATIBLE LOW-DENSITY RESIDENTIAL DEVELOPMENT, AS WELL AS LIMITED SERVICE USES.

Rural Character Goals, Policies and Action Strategies

Five overarching rural character goals have been established for the study area, which embody the Township’s desires related to the following categories of rural character: Rural Development and Services; Agricultural Lands and Enterprises; Natural Environment and Open Space; Historic and Cultural Resources; and, Recreation. In support of the goals for each category, a series of policies have been established. Additionally, selected policies are illustrated on the graphic included later in this section (**Figure 7**).

Additionally, a series of action strategies are outlined within each of the five categories. These action strategies are intended to be practical steps which will aid in the implementation of the overall vision for preserving rural character in the study area. Also included is a map which provides a geographic reference for selected action strategies (**Map 12 - Action Strategies**).

Rural Development and Services (RDS) Goal

Provide for development of low density residential land use that is both compatible with, and enhances, the rural agrarian lifestyle and natural environmental character of the study area. Further, allow for limited service uses that support the needs of residents and the agricultural economy of the study area.

Rural Development and Services (RDS) policies

Policy RDS-1: Consistent with the Oshtemo Township Future Land Use Plan, direct higher density residential, commercial, industrial and other urban land use and development to the eastern portion of Oshtemo Township where such use is most appropriate and can be accommodated by existing public facilities and services.

Policy RDS-2: Support low density, rural compatible residential development in a manner which minimizes any loss of the study area's rural character.

Policy RDS-3: Minimize the conversion of agricultural and/or environmentally significant land into residential development within the study area.

Policy RDS-4: The design of new residential developments shall incorporate existing, desirable landscape elements, whether natural or man-made, such as farmland, scenic views, open space, wetlands, stream corridors, and steep slopes.

Policy RDS-5: The removal or disturbance of significant and/or sensitive natural features associated with development activity, such as large trees, woodlands, wetlands, steep slopes, or floodplains, shall be avoided.



Policy RDS-6: Site design treatments, including building architecture, materials, signage, and other site amenities, shall be specifically chosen for consistency with the rural agrarian lifestyle of the study area, rather than a suburban, “anywhere USA” style.

Policy RDS-7: Consistent with the Oshtemo Township Future Land Use Plan, encourage farm and agricultural-related businesses, as well as locally oriented service establishments, to be located within strategic

nodes or hamlets within the study area. Specifically, these nodes shall include Stadium Drive at 5th Street and West Main Street at Almena Drive.

Policy RDS-8: Limit public infrastructure investment within the study area to only that which is necessary to support the health, safety and welfare of the area, and where such investment does not lead to new development which is out of character with the study area.

Rural Development and Services (RDS) Action Strategies

Action Strategy RDS-1: Evaluate potential zoning ordinance amendments to the AG District to specifically establish a very low density sliding-scale approach to the number of new building sites allowed, based on the size of the parent parcel.

Action Strategy RDS-2: Evaluate and consider increasing the overall minimum lot size within the RR District from 1.5 acres to as much as 3 acres. Consideration may also be given to the creation of two separate RR Districts, based upon an investigation of current parcelization conditions, with one having a more restrictive minimum lot size.

Action Strategy RDS-3: Amend the Open Space Community Development Option within the zoning ordinance to require at least 50 percent of the parent parcel to be preserved as open space.

Action Strategy RDS-4: Amend both the Open Space Community Development Option and the Open Space Preservation Residential Development Option within the zoning ordinance to incentivize exceptional design and community benefits through a density bonus.

Action Strategy RDS-5: Explore the merger of the two open space development options within the zoning ordinance into a single open space development option.

Action Strategy RDS-6: Review the zoning ordinance and map to ensure that land is available to accommodate a planned mixture of farm service business and other locally oriented service establishments within the strategic nodes or hamlets located at Stadium Drive at 5th Street and West Main Street at Almena Drive.

Action Strategy RDS-7: Develop rural character design standards as a guide for the design and layout of non-residential development within the study area.

Action Strategy RDS-8: Work with road jurisdictions to formulate a transportation network that accepts limited congestion and travel delays on major roadways to minimize the widening of secondary roads, paving of gravel roads, other similar road construction projects that would negatively impact natural resources, neighborhoods, and overall rural character.

Action Strategy RDS-9: Investigate the establishment of a purchase of development rights program, land banking program, tax policy changes, or other incentives to encourage the owners of large, undeveloped properties to keep them as preserved open space.

Agricultural Lands and Enterprises (AG) Goal

Recognize, preserve, protect, and expand the study area's important and valued agricultural lands and enterprises.

Agricultural Lands and Enterprises (AG) policies

Policy AG-1: Facilitate a vibrant local agricultural economy by supporting existing farmlands and agricultural enterprises through land use policies, development codes and incentives that encourage the continued use of land for farming.

Policy AG-2: Protect agricultural lands and enterprises within the study area from conflicting development through stringent zoning controls and the directing of higher density urban growth to the eastern portion of Oshtemo Township.

Policy AG-3: Promote sustainable agricultural practices, with its emphasis on environmental stewardship, wholesome food production, and a locally-oriented customer base.

Policy AG-4: Allow and encourage small-scale farming activities and the keeping of horses or other livestock within the study area.

Policy AG-5: Encourage and promote agricultural tourism within the study area, at an appropriate scale and intensity that limits impacts to adjacent properties, public services and the natural environment.

Policy AG-6: Support the existence and expansion of the local foods movement within the study area, through the allowance of farmers markets, food stands and food co-operative facilities.



Agricultural Lands and Enterprises (AG) Action Strategies

Action Strategy AG-1: Review and amend the zoning ordinance, as necessary, to allow agri-tourism and agri-business within the AG and/or RR Districts, with appropriate development restrictions to ensure compatibility with adjacent land uses and available public services. Specific uses to consider are those which were supported by the community as listed in Table 4.

Action Strategy AG-2: Review and amend the zoning ordinance, as necessary, to clarify and ensure that the open space development options allow for required open spaces to be utilized for agricultural purposes.

Action Strategy AG-3: Investigate the use of tax abatements as an economic development incentive for new investments in agriculture.

Action Strategy AG-4: Support the agricultural community in the use of existing legislative tools and techniques such as the Farmland and Open Space Preservation Act and farmland conservation easements.

Action Strategy AG-5: Consider the allowance of alternative energy facilities (solar/wind) within the AG District as a means to support environmental sustainability and provide supplementary income to property owners.

Natural Environment and Open Space (NE) Goal

Strive for the protection of important natural resources and open spaces that contribute to the health of natural systems, wildlife habitats, community character, and quality of life.

Natural Environment and Open Space (NE) Policies

Policy NE-1: Protect sensitive and other environmentally significant areas, such as water resources, wetlands, woodlands, floodplains, scenic vistas, and wildlife habitats.

Policy NE-2: Work to create and preserve a connected system of open spaces and natural corridors within the study area.

Policy NE-3: Support and facilitate the acquisition of important open spaces for the benefit and enjoyment of the public and for the long-term quality of the community.

Policy NE-4: Commit to a network of natural beauty roads to support rural character and a healthy natural environment, through the establishment of natural buffer strips along the edges of primary and secondary roadways.

Natural Environment and Open Space (NE) Action Strategies

Action Strategy NE-1: Support and explore a variety of mechanisms for open space acquisition, to include land dedication, conservation easements, and outside funding for the public purchase of environmentally significant lands.

Action Strategy NE-2: Develop and adhere to storm water best management practices to minimize the negative impacts that development can have on runoff and water quality.

Action Strategy NE-3: Develop and adopt restrictions within the subdivision and site condominium ordinance, consistent with the extent of the High Value Resources Map (**Map 10**), which would protect the most critical concentrations of natural resources within the study area.

Action Strategy NE-4: Consider the adoption of a tree-protection ordinance that minimizes the impact of development and protects existing viewsheds along county roads.

Action Strategy NE-5: Require a natural features inventory as part of the site plan review and approval process.

Action Strategy NE-6: Determine which roads should be designated as natural beauty roads within the study area and adopt provisions within the zoning ordinance that limit or prohibit the removal of native or natural vegetation within the required front setback areas along such roads.

Action Strategy NE-7: Develop a plan to inventory, evaluate, protect, and enhance the green infrastructure system of Oshtemo Township, consisting of a series of interconnected habitats, natural features, and related amenities.

Historic and Cultural Resources (HC) Goal

Recognize, protect and promote the historic character and assets found within the study area.

Historic and Cultural Resources (HC) Policies

Policy HC-1: Allow and encourage the appropriate adaptive reuse of historic farm buildings and other historic structures.

Policy HC-2: Promote public and private partnerships that seek to conserve the historic assets of the study area.

Policy HC-3: Ensure that the design of buildings, signage, and other development amenities is consistent with the study area's historic agrarian character.

Policy HC-4: Support the efforts of local community groups to promote community spirit and celebrate the historic rural character of the study area through community events and similar activities.

Historic and Cultural Resources (HC) Action Strategies

Action Strategy HC-1: Expand the Township’s website for educational purposes to include information on historical places and structures within the study area.

Action Strategy HC-2: Support the efforts of the agricultural community, preservation groups, historical societies and other community groups to develop and promote cultural and heritage tourism opportunities.

Action Strategy HC-3: Work with the Oshtemo Historical Society to develop a program to recognize outstanding preservation work of individual historic buildings and places including barns and farm houses.

Action Strategy HC-4: Support the efforts of local property owners in the nomination of eligible historic properties to the National Register of Historic Places.

Recreation (REC) Goal

Provide for a system of passive open spaces, low-intensity recreational facilities, and non-motorized connections within the study area for the long-term benefit of area residents and the Township as a whole.

Recreation (REC) Policies

Policy REC-1: Continue to cooperate with neighboring jurisdictions and regional entities in the provision of regional recreational facilities, greenways and non-motorized networks.

Policy REC-2: Support and facilitate the acquisition of significant natural lands and the establishment of additional passive outdoor recreation activities within the study area.



Policy REC-3: The design of recreational facilities should incorporate, where possible, the preservation and use of existing points of historic and scenic interest.

Policy REC-4: Encourage the inclusion of open spaces, low-intensity recreational facilities, and bicycle and pedestrian linkages, in conjunction with new and established developments.

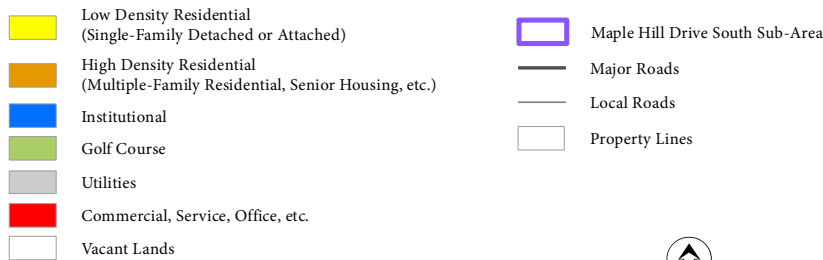
Recreation (REC) Action Strategies

Action Strategy REC-1: Maintain and implement a 5-year DNR approved Recreation Plan to be used as a short term and long term guide for recreation improvements and to ensure eligibility for certain State recreation grant opportunities.

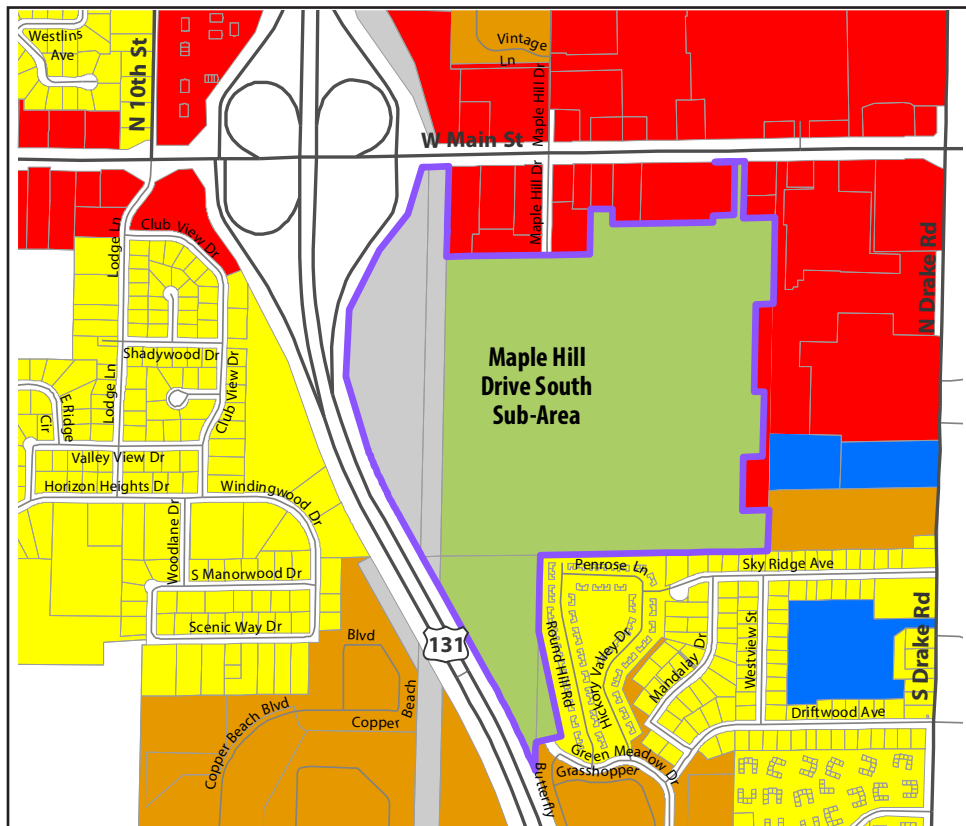
Action Strategy REC-2: Maintain and implement a Non-Motorized Facilities Plan to be used as a short term and long term vision for non-motorized networks within Oshtemo Township and connections to the region.

Action Strategy REC-3: Seek and secure funding from Federal, State, local and private sources for the acquisition and/or development of passive recreational facilities, greenways, and non-motorized facilities within the study area.

Map 14 Existing Land Use Pattern



Data Sources:
Wade Trim, May 2017
Michigan Geographic Framework, v14.



development will be provided by West Main Street and Maple Hill Drive, and the project will also have frontage along US-131. The development will consist of several large big box retail stores, smaller retail stores, offices, three hotels, and several restaurants.

Existing Zoning Pattern

The Maple Hill Drive South Sub-Area is presently zoned a combination of several zoning districts. The largest portion of the sub-area, generally encompassing the central portion of the golf course, is zoned R-2: Residence District, while the southern portion of the golf course is zoned R-4: Residence District. The MDOT maintenance garage site is presently zoned I-1: Industrial District. Finally, small segments of the sub-area near West Main Street are zoned C: Local Business District. **Map 15** shows the existing zoning pattern of the sub-area and vicinity.

Public Services/Infrastructure

Vehicular Transportation

The primary vehicular routes providing access to the sub-area are West Main Street (M-43) to the north and North Drake Road to the east. Immediately to the west of the sub-area is US-131, a limited access interstate freeway with a controlled access interchange at West Main Street. Adjacent to the sub-area, West Main Street is a five-lane road (center turn lane) with a speed limit of 45 miles per hour. In 2015, according to MDOT, West Main Street had an average daily traffic count (AADT) of 29,900 vehicles. According to the Kalamazoo Area Transportation Study 2045 Plan, the segment of West Main Street adjacent to the sub-area is not presently "deficient" (where traffic volume exceeds capacity); however, segments of West Main Street both to the west and east of the sub-area are considered deficient. According to the 2045 Plan, treatment strategies for deficient road segments include: reducing person trips or vehicle miles/hours traveled; shifting automobile trips to other modes; and, improving roadway operations (signal timing, turning lanes, etc.).

Maple Hill Drive intersects West Main Street just to the north of the sub-area (at a signalized intersection) and terminates into a cul-de-sac at the northern edge of the sub-area. To the north, across West Main Street,

Non-Motorized Circulation and Connections

The establishment of an interconnected non-motorized circulation system, consisting of sidewalks, multi-use trails, crosswalks and pedestrian amenities (benches, bicycle racks, etc.), is critical for the success of the sub-area. Primary pedestrian routes recommended for the sub-area are conceptually identified in **Map 17**. Connections to existing and planned pedestrian networks outside of the sub-area, such as to the neighborhoods to the south, will be required.

Implementation/Zoning Plan

To implement the Maple Hill Drive South Sub-Area Plan, an overlay zone with design guidelines related to building form within the sub-area is recommended to be developed and adopted by the Township. The overlay zone would provide guidance on uses, densities, and other bulk requirements for the sub-area. The overlay zone would likely include regulations pertaining to the following:

- Applicability of overlay zone
- Uses permitted
- Development standards, including building and site orientation, setbacks, minimum/maximum heights, required open space, parking, etc.
- Private/common open space standards
- Incentives for public spaces/uses, through residential density and commercial square foot bonuses
- Review and approval procedures and standards

Design guidelines would also be included as part of the overlay zone, which would provide direction on more subjective issues such as the general aesthetics of architectural character, building materials, signage, and landscape elements.