

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD APRIL 13, 2023

Agenda

WORK SESSION: STEERING COMMITTEE, OSHTEMO HOUSING STUDY

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, April 13, 2023, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

ALL MEMBERS WERE PRESENT: Anna Versalle, Chair
Micki Maxwell, Vice Chair
Phil Doorlag
Deb Everett
Zak Ford, Township Board Liaison
Scot Jefferies
Alistair Smith

Also present were Iris Lubbert, Planning Director, James Porter, Attorney, Martha Coash, Recording Secretary, and three guests, including Emily Petz from the W.E. Upjohn Institute.

Call to Order and Pledge of Allegiance

Chairperson Versalle called the meeting to order and invited those present to join in the Pledge of Allegiance.

Approval of Agenda

The Chair asked if there were any changes to the agenda. Hearing none, she moved to the next agenda item.

Public Comment on Non-Agenda Items

Mr. Curt Aardema of AVB, 4200 W. Centre Street, reviewed the timeline when the Township began considering redeveloping the Prairies Golf Course property shortly after it was purchased by AVB in 2014, noting we are seven years into the process. He said the last Commission discussion was held at the January 26, 2023 meeting when members committed to the second February or first March meeting for the next discussion, but that it has not been included on an agenda yet. AVB looks forward to continuing the process as soon as time permits.

Chairperson Versalle read a letter submitted by J.P. Oosterban who was requesting that drive-thrus be allowed within the West Main Commercial Sub-district of the overlay zone. The full text of the letter is attached to these Minutes.

The Chair moved to the next agenda item.

Approval of the Minutes of the Meeting of March 23, 2023

Chairperson Versalle asked if there were additions, deletions, or corrections to the Minutes of the Meeting of March 23, 2023.

Hearing none, she asked for a motion to approve the Minutes as presented.

Mr. Ford **made a motion** to approve the Minutes of the Meeting of March 23, 2023 as presented. Mr. Doorlag **seconded the motion**. The **motion was approved** unanimously.

The Chair moved to a work session for the Steering Committee to consider the Oshtemo Housing Study Report.

Work Session: Steering Committee, Oshtemo Housing Study Report

Ms. Lubbert indicated data collection for the Housing Study has been completed and introduced Ms. Emily Petz, from the Upjohn Institute who walked through the housing survey and assessment findings to date with the Commission, answering a number of questions.

An extensive discussion followed of a draft of appropriate tools and strategies based on the collected data for Goal 1: **A Township where housing (units) production and preservation result in a supply of ownership and rental options that are safe, healthy, and affordable to people of all income levels and demographics.**

Ms. Petz will return to the group with a second draft of the objectives and strategies for Goal 1 based on the group's discussion.

PUBLIC COMMENT

OTHER UPDATES AND BUSINESS

There were no public comments, or other updates/business.

ADJOURNMENT

With there being no further business to consider, Chairperson Versalle adjourned the meeting at approximately 9:34 p.m.

Minutes prepared:
April 14, 2023

Minutes approved:
April 27, 2023

Planning Commission,

I, JP Oosterbaan, recently purchased the corner of 10th and W Main and am excited to bring new development to the area. As a lifelong resident of Kalamazoo, having been born and raised here and continuing to reside in this community, I am invested in its growth and success. I have experience developing mixed-use buildings, grocery stores, restaurants, daycares, and condominiums within the area.

The reason for writing this letter is to present an idea for changes to the ordinance allowing restaurants with drive-throughs within the W Main Commercial sub-district of the Overlay Zone. I believe that the demand for drive-through restaurants has significantly increased over the past few years, mainly due to COVID-19 precautions. Given the impact of the pandemic, along with advancements in technology and generational preferences, many people prefer to order food online or through a mobile app and pick it up from the restaurant. Restaurants with drive-through and pickup lanes have become popular as they provide a safer and more convenient way to get food. They also offer additional convenience for seniors, handicapped individuals, and people with kids. It also has been observed that the demand for drive-through establishments west of US-131 has increased.

I propose that the Planning Commission consider amending the ordinance to include drive-through establishments, particularly restaurants and convenience store gas stations.

Thank you for considering this request, I look forward to hearing back from you.

Sincerely,
JP Oosterbaan