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www.oshtemo.org

**NOTICE  
OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION - REGULAR MEETING**

**MEETING WILL BE HELD IN PERSON  
AT OSHTEMO TOWNSHIP HALL  
7275 W MAIN STREET  
Masks Are Optional in Oshtemo Township Buildings**

*(Meeting will be available for viewing through <https://www.publicmedianet.org/qavel-to-qavel/oshtemo-township>)*

**THURSDAY, MAY 11, 2023  
6:00 P.M.**

**AGENDA**

1. Welcome and Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: April 27, 2023
6. **Public Hearing: Moratorium on Private Roads/Streets**
7. **Public Hearing: Moratorium on Commercial Solar and Commercial Wind Technologies**
8. Work Session
  - a. Introduction, Airport Ordinance
  - b. Steering Committee, Oshtemo Housing Study
9. Other Updates and Business
10. 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 or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email ([oshtemo@oshtemo.org](mailto:oshtemo@oshtemo.org)), walk- in visits, or by appointment.

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. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

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, but it is not required.

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 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 does not follow these guidelines.

(adopted 5/9/2000)  
(revised 5/14/2013)  
(revised 1/8/2018)  
(revised 5/3/2023)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday 8 a.m. - 1 p.m. and 2 – 5 p.m., and on Friday 8 a.m. – 1 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at [www.oshtemo.org](http://www.oshtemo.org), email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to [oshtemo@oshtemo.org](mailto:oshtemo@oshtemo.org) and it will be directed to the appropriate person.

<b>Oshtemo Township Board Trustees</b>		
<b><u>Supervisor</u></b> Cheri Bell	216-5220	<a href="mailto:cbell@oshtemo.org">cbell@oshtemo.org</a>
<b><u>Clerk</u></b> Dusty Farmer	216-5224	<a href="mailto:dfarmer@oshtemo.org">dfarmer@oshtemo.org</a>
<b><u>Treasurer</u></b> Clare Buszka	216-5221	<a href="mailto:cbuszka@oshtemo.org">cbuszka@oshtemo.org</a>
<b><u>Trustees</u></b> Zak Ford	271-5513	<a href="mailto:zford@oshtemo.org">zford@oshtemo.org</a>
Kristin Cole	375-4260	<a href="mailto:kcole@oshtemo.org">kcole@oshtemo.org</a>
Kizzy Bradford	375-4260	<a href="mailto:kbradford@oshtemo.org">kbradford@oshtemo.org</a>
Vacant		

<b>Township Department Information</b>		
<b><u>Assessor:</u></b>		
Kristine Biddle	216-5225	<a href="mailto:assessor@oshtemo.org">assessor@oshtemo.org</a>
<b><u>Fire Chief:</u></b>		
Greg McComb	375-0487	<a href="mailto:gmccomb@oshtemo.org">gmccomb@oshtemo.org</a>
<b><u>Ordinance Enf:</u></b>		
Rick Suwarsky	216-5227	<a href="mailto:rsuwarsky@oshtemo.org">rsuwarsky@oshtemo.org</a>
<b><u>Parks Director:</u></b>		
Vanessa Street	216-5233	<a href="mailto:vstreet@oshtemo.org">vstreet@oshtemo.org</a>
Rental Info	216-5224	<a href="mailto:oshtemo@oshtemo.org">oshtemo@oshtemo.org</a>
<b><u>Planning Director:</u></b>		
Iris Lubbert	216-5223	<a href="mailto:ilubbert@oshtemo.org">ilubbert@oshtemo.org</a>
<b><u>Public Works:</u></b>		
Anna Horner	216-5228	<a href="mailto:ahorner@oshtemo.org">ahorner@oshtemo.org</a>

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**DRAFT MINUTES OF A MEETING HELD APRIL 27, 2023**

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**Agenda**

**WORK SESSIONS:**

**DISCUSSION, MASTER PLAN CONSULTANT SECTION**

**UPDATE, MU ZONING DISTRICT DRAFT REVISIONS**

**STEERING COMMITTEE, OSHTEMO HOUSING STUDY**

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A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, April 27, 2023, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

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

Also present were Iris Lubbert, Planning Director, James Porter, Attorney, Martha Coash, Recording Secretary, and five 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**

As there were no public comments, the Chair moved to the next agenda item.

### **Approval of the Minutes of the Meeting of April 13, 2023**

Chairperson Versalle asked if there were additions, deletions, or corrections to the Minutes of the Meeting of April 13, 2023.

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

Ms. Everett **made a motion** to approve the Minutes of the Meeting of April 13, 2023 as presented. Mr. Smith **seconded the motion**. The **motion was approved** unanimously.

The Chair moved to a work session at approximately 6:10 p.m. for consideration of the three agenda items.

### **Discussion, Master Plan Consultant Selection**

Ms. Lubbert reported the request for proposals for comprehensive master plan services was released on April 5<sup>th</sup>. Responses will be accepted until 2 p.m. on Wednesday, May 10, 2023. To date three consultants have reached out with questions; she is feeling hopeful that at least three submissions will be received.

With the scale of this project and as the Planning Commission will be working closely with whichever consultant is chosen, she asked Commissioners whether they would like to be part of the consultant selection process. She noted up to three members can volunteer and can assist in the review of submittals and/or participate in the interview process. May 16 and 17, 2023 are the two days designated for interviews with selected consultants.

Ms. Maxwell, Mr. Doorlag, and Ms. VerSalle volunteered to be part of a subcommittee for the consultant selection process, with the understanding that Mr. Jefferies will act as back-up if needed. Ms. Lubbert will provide updates to the other Commissioners as applicable.

It is expected that when selection is complete, the subcommittee will make a recommendation for the chosen consultant to the Township Board.

Chairperson Versalle moved to the next item.

### **Update, Mu Zoning District Draft Revisions**

Ms. Lubbert noted that work on the MU district ordinance continues. Comments and text suggestions have been received from the Michigan Department of Transportation and the Kalamazoo Area Transportation Study and were provided to Commissioners. No feedback from the Road Commission of Kalamazoo County has been received to date. Staff have reviewed the comments and are working to incorporate them into a new draft version of the ordinance to be shared with the

Planning Commission at either their May 11<sup>th</sup> or May 25<sup>th</sup> regularly scheduled meeting. In addition, staff received Township Board approval on April 11<sup>th</sup> to hire a consultant to work on a private road/drive ordinance. This ordinance will temporarily inform private road standards for the MU district as well as future development Township-wide until a more comprehensive review is completed during the larger master planning effort.

She added that the Township Ordinance currently has various private road/drive standards that are lacking. A number of recent projects have selected to install private roads as allowed by the ordinance and through the development process faults with what is permitted have come to light. To avoid additional future problems, a moratorium on private roads is being explored and will be coming to the Planning Commission for recommendation to the Township Board at their next regularly scheduled meeting. This will not delay any projects currently underway.

Mr. Smith asked whether RCKC has an obligation to respond in a timely manner.

Attorney Porter said they are pretty autonomous and set their own agenda.

Ms. Lubbert said the Township standards for internal zoning are the authority of the Township, not the Road Commission. Seeking input is good will, but it is not required though it would be helpful and interesting to receive. She will try to reach out to them one more time.

Mr. Curt Aardema, AVB, indicated he would provide comments on this topic at the April 11<sup>th</sup> Planning Commission meeting.

Ms. Everett asked why a concept plan review is required in Application Review process outlined in the MU district draft ordinance language.

Ms. Lubbert said there is a concept plan review required because there are many elements that the proposed MU district requires and before the applicant completes a traffic study on how their proposal will affect the surrounding area, which can be vary costly, it would be beneficial to both the applicant and the Planning Commission to have a general agreed concept/direction for the development.

A member of the public commented that MDOT was talking about adding a 5<sup>th</sup> lane to West Main Street to help clear up traffic issues between Drake Road and 131. She hadn't heard anything about this effort and was curious if it was still going to happen. She noted that she is very interested in this subject and the Planning Commission should be too.

Ms. Lubbert noted that MDOT is continuing to explore improving that corridor and there should more information being released by MDOT on this topic in the near future.

Hearing no further comments, Chairperson VerSalle moved to the next item.

## **Steering Committee, Oshtemo Housing Study Report**

Emily Petz, representative from the W.E. Upjohn Institute for Employment Research, continued work with the Planning Commission to identify appropriate tools and strategies for the Housing Study. She provided updated strategies for goals one and two and noted that based on the Commission's previous work session discussion of goal one, she had removed strategies Commissioners did not like and added strategies as discussed at the April 13 meeting. Newly drafted strategies for goal three were distributed for discussion.

The group worked through goals two and three, discussing each objective and strategy and seeking comment on each objective from members of the public who were present.

Ms. Petz will return to the next meeting with updates of goals two and three for further consideration by Commissioners.

### **PUBLIC COMMENT**

There were no public comments.

### **OTHER UPDATES AND BUSINESS**

Ms. Lubbert reported April 28 would be Ms. Heiny-Cogswell's last day as Township Supervisor. Ms. Cheri Bell has been appointed as Township Supervisor. Candidate interviews for her vacated Township Board of Trustees seat will take place May 23.

### **ADJOURNMENT**

With there being no further business to consider, Chairperson Versalle adjourned the meeting at approximately 8:22 p.m.

Minutes prepared:  
April 28, 2023

Minutes approved:  
\_\_\_\_\_, 2023



May 3, 2023

**Mtg Date:** May 11, 2023  
**To:** Planning Commission  
**From:** Iris Lubbert, AICP, Planning Director  
**Subject:** Public Hearing, Moratorium for Private Roads/Streets

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Objective:

Consideration of an Ordinance for recommendation to the Township Board to impose a Moratorium on all Private Roads/Streets, until such time as the Zoning Ordinance can be revised to incorporate the necessary revisions to address connectivity and access management to ensure, public health, safety, and welfare, associated with the development of Private Roads/Streets.

Background:

The Township Zoning Ordinance currently permits the use of Private Road/Streets within various types of developments. Throughout the Ordinance there are varying qualifiers and design standards for Private Roads/Streets. Through recent development processes, faults with the various Private Road/Street Standards, or lack thereof, have come to light.

There is a need for a single Private Road/Street Ordinance to dictate properly where and how a Private Road/Street can be developed. Recognizing the need, staff received Township Board approval on April 11th to hire a consultant to work on a Private Road/Drive Ordinance. This ordinance will temporarily inform Private Road/Street standards for all future development within the Township until a more comprehensive review is completed during the larger master planning effort scheduled to start later this year.

A Moratorium is being requested until the new Private Road/Drive Ordinance is adopted so to avoid additional connectivity, access management, and public health, safety, & welfare issues from being created within the Township. Note that the Moratorium will just affect new projects; this will not delay any projects currently underway.

Attachments: Proposed Moratorium on all Private Roads/Streets Ordinance

OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. \_\_\_\_\_

Adopted: \_\_\_\_\_, 2023

Effective: \_\_\_\_\_, 2023

An Ordinance to amend the Oshtemo Township Zoning Ordinance (Ord No. \_\_\_\_\_) to impose a Moratorium on all Private Roads/Streets, until such time as the Zoning Ordinance can be revised to incorporate the necessary revisions to address connectivity and access management to ensure, public health, safety, and welfare, associated with the development of Private Roads/Streets.

THE CHARTER TOWNSHIP OF OSHTEMO  
KALAMAZOO COUNTY, MICHIGAN  
ORDAINS:

**PRIVATE ROADS AND PRIVATE STREETS ZONING MORATORIUM ORDINANCE**

SECTION I. AMENDMENT OF SECTION 34.70 OF THE TOWNSHIP ZONING ORDINANCE VILLAGE FORM BASED CODE OVERLAY ZONE:

The provisions of Section 34.70, allowing for Private Roads/Streets, are temporarily suspended upon enactment of this Moratorium Ordinance for a period of six months, or until otherwise amended, or repealed.

SECTION II. AMENDMENT OF SECTION 35.50 FOR THE TOWNSHIP ZONING ORDINANCE 9<sup>TH</sup> STREET AND WEST MAIN OVERLAY ZONE:

The provisions of Section 35.50 dealing with site circulation that provides for two-way interior streets, or one-way interior streets, are temporarily suspended upon the enactment of the Moratorium Ordinance for a period of six months, or until otherwise amended, or repealed.

SECTION III. AMENDMENT OF SECTION 41.80 OF THE TOWNSHIP ZONING ORDINANCE PLANNED UNIT DEVELOPMENT:

The provisions of Section 41.80 allowing for Private Roads/Streets in Commercial Planned Unit Developments and Residential Planned Unit Developments, are temporarily suspended upon enactment of this Moratorium Ordinance, for a period of six months, or until otherwise amended or repealed.

SECTION IV. AMENDMENT OF SECTION 42.30 OF THE TOWNSHIP ZONING ORDINANCE RESIDENTIAL CONDOMINIUM DEVELOPMENT STANDARDS:

The provisions of Section 42.30 allowing for Private Roads/Streets or Private Drives in



Residential Condominium Developments, are temporarily suspended upon enactment of this Moratorium Ordinance for a period of six months, or until otherwise amended, or repealed.

SECTION V. AMENDMENT OF SECTION 43.50 OF THE TOWNSHIP ZONING ORDINANCE OPEN SPACE COMMUNITY:

The provisions of Section 43.50 allowing for Private Roads/Streets in an Open Space Community, are temporarily suspended upon enactment of this Moratorium Ordinance, for a period of six months, or until otherwise amended, or repealed.

SECTION VI. AMENDMENT OF SECTION 44.50 OF THE TOWNSHIP ZONING ORDINANCE OPEN SPACE PRESERVATION RESIDENTIAL DEVELOPMENT OPTION:

The provisions of Section 44.50 which allow for private two-way interior or private one-way roads/streets are temporarily suspended upon enactment of this Moratorium Ordinance for six months, or until otherwise amended, or repealed.

SECTION VIII. AMENDMENT OF SECTION 48.100 OF THE TOWNSHIP ZONING ORDINANCE CONDITIONS FOR SPECIFIED PERMITTED USER:

The provisions of Section 48.100 dealing with interior two-way drives/streets within a multifamily development Township Zoning Ordinance are temporarily suspended upon enactment of this Moratorium Ordinance for six months, or until otherwise amended, or repealed.

SECTION VII. AMENDMENT OF SECTION 49.200 OF THE TOWNSHIP ZONING ORDINANCE REQUIREMENT FOR SPECIAL USES:

The provisions of Section 49.200, which allows an alternative to Public Streets in Non-Residential Site Condominium Developments, are temporarily suspended upon enactment of this Moratorium Ordinance for six months, or until otherwise amended, or repealed.

SECTION IX. EFFECTIVE DATE:

This Ordinance will take effect upon Publication after Adoption in accordance with state law. Ordinances, or parts Ordinances, are in conflict herewith are hereby suspended until the Moratorium provisions of this Ordinance are otherwise amended, or repealed.

DUSTY FARMER, CLERK  
OSHTEMO CHARTER TOWNSHIP

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May 3, 2023

**Mtg Date:** May 11, 2023

**To:** Planning Commission

**From:** Iris Lubbert, AICP, Planning Director

**Subject:** Public Hearing, Moratorium for Commercial Wind Energy Conversion Systems and Commercial Solar Arrays

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Objective:

Consideration of an Ordinance for recommendation to the Township Board to impose a Moratorium on all Commercial Wind Energy Conversion Systems and Commercial Solar Arrays until such time as the Zoning Ordinance can be revised or developed in a way to ensure the public health, safety, and welfare associated with the development of Commercial Wind Energy Conversion Systems and/or Commercial Solar Arrays.

Background:

During a recent legal webinar covering Commercial Wind Energy Conversion Systems and Commercial Solar Arrays it was brought to staff's attention that the Township Zoning Ordinance does not offer the proper protections against these types of developments.

A Moratorium is being requested until the Oshtemo Zoning Ordinance can be revised or developed for Commercial Wind Energy Conversion Systems and Commercial Solar Arrays to protect public health, safety, & welfare.

Attachments: Proposed Moratorium on Commercial Wind Energy Conversion Systems and Commercial Solar Arrays

OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. \_\_\_\_

Adopted: \_\_\_\_\_, 2023

Effective: \_\_\_\_\_, 2023

An Ordinance to amend the Oshtemo Township Zoning Ordinance (Ord No.585- As Amended) to impose a Moratorium on all Commercial Wind Energy Conversion Systems and Commercial Solar Arrays until such time as the Zoning Ordinance (based the new master) can revise or develop appropriate ordinance provisions necessary, to ensure the public health, safety, and welfare associated with the Development of Commercial Wind Energy Conversion Systems and/or Commercial Solar Arrays.

THE CHARTER TOWNSHIP OF OSHTEMO  
KALAMAZOO COUNTY, MICHIGAN  
ORDAINS:

**COMMERICAL WIND ENERGY CONVERSION SYSTEM AND COMMERCIAL SOLAR ENERGY ARRAY ZONING MORATORIUM ORDINANCE**

SECTION I. AMENDMENT OF SECTION 2 CONSTRUCTION OF LANGUAGE AND DEFINITIONS- ESSENTIAL SERVICES:

The term “essential services” shall temporarily exclude Commercial Wind Energy Conversion Systems and Commercial Solar Arrays upon execution of this Moratorium Ordinance for a period of six months and/or until otherwise amended, or repealed.

SECTION II. THE AMENDMENT OF THE FOLLOWING SECTIONS TO ESTABLISH A TEMPORARY MORATORIUM ON THE DEVELOPMENT OF COMMERCIAL WIND ENERGY CONVERSION SYSTEMS OR COMMERCIAL SOLAR ARRAYS AS A PERMITTED USE, PERMITTED USE WITH CONDITIONS, OR AS A SPECIAL USE IN THE FOLLOWING DISTRICTS:

Upon execution of the Moratorium Ordinance for Commercial Wind Energy Conversion Systems or Commercial Solar Array shall be prohibited for a period of six months and/or until otherwise amended, or repealed.

- Agricultural District – Section 4.40
- RR Rural Residential – Section 5.40
- R3 Residence District – Section 8.40
- R4 Residence District – Section 9.40
- R5 Residence District – Section 10.40
- R-C Residential Conservation District – Section 11.40
- C Local Business District – Section 18.40

- VC Village Commercial District – Section 19.50
- BRP Business and Research Part – Section 20.40
- C-R Commercial District Restricted - Section 21.40
- I-R Industrial District Restricted – Section 26.50
- I-1 Industrial District Manufacturing Servicing – Section 27.40
- I-2 Industrial Manufacturing/Servicing – Section 28.40

SECTION III. EFFECTIVE DATE:

This Ordinance will take effect upon Publication after Adoption in accordance with state law. Ordinances, or parts Ordinances, are in conflict herewith are hereby suspended until the Moratorium provisions of this Ordinance are otherwise amended, or repealed.

DUSTY FARMER, CLERK  
OSHTEMO CHARTER TOWNSHIP

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May 5, 2023

**Mtg Date:** May 11, 2023  
**To:** Planning Commission  
**From:** Iris Lubbert, AICP, Planning Director  
**Subject:** Introduction, Airport Ordinance

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At the Planning Commission's regular May 11<sup>th</sup> meeting, Jim Porter, Township Attorney, will introduce an Airport Ordinance that the legal department has been working on.

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May 3, 2023

**Mtg Date:** May 11, 2023  
**To:** Planning Commission  
**From:** Iris Lubbert, AICP, Planning Director  
**Subject:** Steering Committee, Oshtemo Housing Study

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Emily Petz, a representative from the W.E. Upjohn Institute for Employment Research, will continue to work with the Planning Commission to identify appropriate tools and strategies for the Housing Study. Attached for review are the updated strategies for goals 1, 2, and 3 based on the previous work sessions.

**Review of Draft Goals**  
5.11.23 Workgroup Meeting

**Notes:**

- Updated draft goal 2 and 3 strategies from 4.27.23 workgroup meeting conversations

**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.**

Objectives:

1. Produce supply of rental and home ownership housing to meet current or projected needs.
  1. Strategy: Update zoning to allow for Accessory Dwelling Units (ADU). Township wide
  2. Strategy: Open R1 and RR to allow duplexes by right and allow legal conversion of single family to duplexes with design standards that will blend with single family homes
  3. Strategy: Remove barriers for housing projects in designated areas by reviewing the minimum requirements in zoning including parking, setbacks, single family lot size, and building square footage required.
  4. Strategy: Participate in the Redevelopment Ready Community program
  5. Strategy: Allow tax incentives such as NEZ, PILOT, and TIF
2. Preserve quality rental and ownership housing for households of all incomes.
  1. Strategy: Create a housing department
  2. Strategy: Create rental code enforcement for properties with 5 or less units to ensure health and safety of the residents.
  3. Strategy: Review and improve the rental ordinance
  4. Strategy: Connect and inform opportunities for the lending library in affordable home repair. (Create local lending library?)
  5. Strategy: Provide outreach and education about existing opportunities for homeowner repair programs (newsletter, website, pamphlets for-Tuesday toolman, weatherization, USDA loans, MI Saves etc.)
  6. Strategy: Create an Airbnb ordinance.
  7. Strategy: Explore ways to limit HOA fees in new and existing developments
3. Consider housing demand and needs for future generations and life stages.
  1. Strategy: Allow zoning for alternative housing types, including condos, tiny homes, cottage courts, townhomes, and accessory dwelling units (ADU).
  2. Strategy: Allow single family conversions to duplex or multifamily homes.
  3. Strategy: Encourage and allow Cooperatives, Community Land Trusts (CLT) and resident ownership models in mobile home parks to diversity options and opportunities. (Subsides for costs of development)

4. Strategy: Prioritize mixed income and senior housing development projects.

**GOAL 2: A Township where housing contributes to a safe, desirable, environmentally responsible, and sustainable community.**

Objectives:

1. Promote health and safety in neighborhoods close to multiple transportation opportunities.
  1. Strategy: Create process and encourage the creation of neighborhood organizations for community relationship building.
  2. Strategy: Establish structural housing grant programs for low-income homeowners.
  3. Strategy: Incentives for landlords to reinvest in outdated apartments. Improvements could include landscaping, lights, interior updates for health, safety and energy efficiency.
  4. Strategy: Allow existing structures to be rebuilt for a one to one replacement,
  5. Strategy: Prioritize housing close to existing infrastructure or planned nodes/zones with amenities like stores, farmers market, and other services
  6. Strategy: Update rental code enforcement for all rental properties
2. Promote and facilitate reduction of energy, water and waste in new and existing housing.
  1. Strategy: Increase education and outreach on existing rebates, and weatherization financing for homeowners and landlords. (Consumers rebates, MI Saves, PACE)
  2. Strategy: Remove barriers in zoning approvals for sustainable buildings (barriers to rain gardens, solar panels, taller native grasses, permeable pavement)
  3. Strategy: Require multifamily parking lots to have one tree per 4 parking spots and change zoning to allow increased container space.
  4. Strategy: Allow density bonuses for project meeting LEED, Passive house Enterprise Green communities and Energy Star
  5. Strategy: Require minimum recycling percents for demolition.
3. Promote livable neighborhoods with a mix of housing types and incomes, quality design and a scale and character that respects unique residential neighborhoods.
  1. Strategy: Limit single family zoning to specific areas of the Township and legalize duplexes in existing neighborhoods.
  2. Strategy: Prioritize housing close to existing infrastructure or planned zones with amenities
  3. Strategy: Zoning should reflect measures to support new construction with quality design, scale and charter.
  4. Strategy: Encourage traffic calming measures to new and existing roads in neighborhoods

5. Strategy: Provide incentives to change existing lights to LED and fixtures that are fully shielded and emit no light above the horizontal plane.

**GOAL 3: A Township that values accessible parks and the preservation of natural features.**

Objectives::

1. Balance competing demands to create housing options and preserve open space.
  1. Strategy: Promote housing developments that maximize open space, gardens, and parks.
  2. Strategy: Create incentives for developments to add park space that connects to existing natural areas and parks. This could include density in height and lot widths.
  3. Prioritize development around existing infrastructure.
2. Develop standards in housing developments to embrace natural features.
  1. Strategy: Incentives for tree planting and landscaping programs for existing owners and landlords/renters. This could be done through neighborhood associations.
  2. Strategy: Provide education and outreach on native lawn options and seed mixes