

**OSHEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A REGULAR MEETING HELD FEBRUARY 13, 2020

Agenda

Old Business

- a. Discussion – Accessory Buildings**
 - b. Discussion – Setting Zoning Code Amendment Priorities**
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A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, February 13, 2020, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Bruce VanderWeele, Chair
Ron Commissaris
Micki Maxwell, Vice Chair
Anna Versalle
Chetan Vyas

MEMBERS ABSENT: Dusty Farmer
Mary Smith

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney and Martha Coash, Meeting Transcriptionist. One other person was in attendance.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m.

Approval of Agenda

Ms. Lubbert requested the addition of two items: under Old Business, a discussion of an update to the proposed Lighting Ordinance amendments and under Any Other Business, an update regarding the joint meeting schedule for 2020.

Chairperson VanderWeele acknowledged the change to the agenda to add the two items as requested.

Public Comment on Non-Agenda Items

Hearing no comments, the Chair moved to the next agenda item.

Approval of the Minutes of the Meeting of January 30, 2020

The Chair asked if there were additions, deletions, or corrections to the Minutes of the Meeting of January 30, 2020.

Ms. Maxwell noted a typo on page four and requested a correction to change “agreeance” to “agreement” and a change from “Federal” regulations” on page five under 5G, to “State” regulations.

Mr. Vyas made a motion to approve the Minutes of the Meeting of January 30, 2020 as presented with the requested corrections. Mr. Commissaris seconded the motion. The motion was approved unanimously.

Chairperson VanderWeele moved to the next agenda item.

Old Business

a. Discussion – Accessory Buildings

Ms. Lubbert noted the rewritten version of the accessory building code was presented to the Planning Commission at the January 30th meeting for discussion and initial feedback. Commission members were in support of the direction of the changes but requested that the proposed size and height restrictions be further defined and brought back to them for consideration.

She said based on the Commissioners’ discussion at the regular January 30th Planning Commission meeting, staff amended the proposed accessory building code language. She reviewed the changes for the group.

The proposed changes were acceptable except for the maximum cumulative square footage allowed for accessory buildings based on acreage. Commissioners questioned whether the proposed square footage was sufficient.

Mr. Ken Schneider, representing his son who resides on VanKal Avenue, contributed to the discussion and advocated for an increase in square footage.

After discussion the consensus of the group was that the proposed table listing square footage based on acreage should be increased, ranging from 2,000 – 7,000 square feet.

Ms. Versalle made a motion to authorize Ms. Lubbert to make the changes in square footage by acreage as discussed, and to set a public hearing for consideration

of the amended accessory building code at a meeting in March or April. Mr. Commissaris seconded the motion. The motion was approved unanimously.

Chairperson VanderWeele moved to the next agenda item.

b. Discussion – Setting Zoning Code Amendment Priorities

Ms. Lubbert said after review of the list of zoning code amendments at their regular January 30th meeting, after discussion, the Commission agreed to separately email staff their top three priorities to help inform discussion.

Since staff is currently nearing completion of amendments to the outdoor lighting and detached accessory structure ordinances, they were excluded from the priority list.

Each of the seven Planning Commissioners identified three amendments they wished to prioritize. Below is a compilation of those identified amendment priorities.

Amendment	Commissioners out of 7 that identified the amendment as a priority
5G	7
Permitted Uses, Permitted Uses with Conditions, and Special Uses	2
Marijuana	6
Maple Hill South Mixed-Use Overlay District	4
Signage	1
Go Green Oshtemo	1
Nonhazardous materials	0

Based on the provided feedback, Ms. Lubbert recommended the top three amendments be tackled in the following order:

1. 5G
2. Marijuana
3. Maple Hill South Mixed-Use Overlay District

The group agreed with Ms. Lubbert’s recommendation and her suggestion that the remaining amendments be considered for priority at a later date depending upon need as well as other priorities that may emerge in the meantime.

c. Discussion – Proposed Lighting Ordinance Amendments

Ms. Lubbert said she wanted to confirm it was the group’s intent to eliminate the possibility of a translucent element, and to allow only an opaque element to screen a light source from direct view in the Outdoor Lighting Standards Ordinance.

The change was made at the last meeting when revised language was reviewed. Commissioners agreed that was their intent.

Attorney Porter noted this change to the Ordinance will mean lights that have been installed that are non-conforming or out of compliance will need to come down. If such lights were legally put in place or “grandfathered” they would be allowed to remain. In the future all new lights will be directed downward.

Chairperson VanderWeele moved to the next item on the agenda.

Any Other Business

a. Update: Joint Meetings Schedule for 2020

Ms. Lubbert informed Commissioners there are two joint board meetings scheduled in 2020. They will be held on April 21 and October 20, both at 6:00 p.m.

PLANNING COMMISSIONER COMMENTS

There were no comments from Commissioners.

ADJOURNMENT

With there being no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 6:45 p.m.

Minutes prepared:
February 14, 2020

Minutes approved:
February 28, 2020