

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A MEETING HELD APRIL 26, 2012

Agenda

**BED & BREAKFAST INNS – REVIEW REVISED ZONING ORDINANCE AMENDMENTS
TO INCLUDE BED & BREAKFAST INNS IN ZONING ORDINANCE**

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, April 26, 2012, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Kitty Gelling, Chairperson
Carl Benson
Dave Bushouse
Bob Anderson
Richard Skalski
Wiley Boulding, Sr.

MEMBER ABSENT: Millard Loy

Also present were Greg Milliken, Interim Planning Consultant; Attorney James Porter, and approximately two other interested persons.

Call to Order and Pledge of Allegiance

The meeting was called to order by the Chairperson at approximately 7:00 p.m., and the “Pledge of Allegiance” was recited.

Agenda

The Chairperson asked if there were any alterations to the Agenda. There being none, she called for a motion. Mr. Skalski made a motion to approve the Agenda, as

submitted. Mr. Anderson seconded the motion. The Chairperson called for a vote on the motion, and the motion passed unanimously.

Public Comment on Non-Agenda Items

The Chairperson asked if there were any public comment on non-agenda items.

Ms. Lisa Burleu with Liberty Tax introduced herself to the Planning Commission. She said she was there to observe because she wanted to come back in a couple of weeks and make a presentation for a requested text change. The Chairperson thanked her for her attendance and her interest.

Minutes

The Chairperson said the next item for consideration was approval of the minutes of April 12, 2012. The Chairperson asked if the Planning Commission members had an opportunity to review the minutes. She asked if there were any changes and/or corrections. Hearing none, she said she would entertain a motion. Mr. Boulding, Sr. made a motion to approve the minutes, as submitted. The motion was seconded by Mr. Benson. The Chairperson called for a vote on the motion, and the motion passed unanimously.

BED & BREAKFAST INNS – REVIEW REVISED ZONING ORDINANCE AMENDMENTS TO INCLUDE BED & BREAKFAST INNS IN ZONING ORDINANCE

The Chairperson said the next item on the Agenda was consideration of bed and breakfast inns for a Zoning Ordinance text amendment. She asked to hear from Interim Planner Greg Milliken. Mr. Milliken submitted his report dated April 26, 2012, to the Commission members, and the same is incorporated herein by reference.

Mr. Milliken proceeded to take the Planning Commission through all of the changes which were discussed at their last meeting. After a review of the proposed changes, the Chairperson suggested possibly deleting subsection e) from the text since the matter seemed to be covered in subsection l). Mr. Milliken agreed with the Chairperson's assessment.

Mr. Boulding, Sr. asked about the need to involve the Building Officials for the annual renewal. Mr. Milliken said that they likely would be involved, but they would be called upon at the discretion of the Planning Department, and only used as necessary.

The Chairperson directed the Commission back to subsection e) of the text and asked if people thought it should be deleted. After a fairly extensive discussion, it was agreed to add a portion of the language in subsection e) dealing with traffic and glare, as

well as the concern over the use being detrimental to the character of the neighborhood to subsection l) and change the heading of subsection l to "Impact."

Mr. Benson raised a question regarding refuse storage and what would be considered beyond normal single-family use. The Chairperson said she understood his concern, but she did not want to see the Ordinance be too restrictive. Mr. Skalski said if they had a dumpster, he could see screening it, but was not sure it would be necessary in all cases. Mr. Bushouse said if the refuse did not exceed what might normally be allowed at an adult foster care facility, it might not be a problem. Mr. Benson said perhaps it should be left as it is and deal with it if it becomes a problem. It was the consensus of the Commission to leave subsection j) dealing with refuse storage "as is."

With that, it was the consensus of the Planning Commission that the proposed text be reworked one more time and brought back to the next Planning Commission meeting.

Old Business

The Chairperson asked if there was any old business. Hearing none, she asked that the Commission move on to any other business.

Any Other Business

The Chairperson asked if there was any other business.

Mr. Milliken said he had a couple of issues to bring up with the Planning Commission. He explained that future scheduling would return to normal, with the exception of May 10 because he was still committed to meeting with Kalamazoo Township on that day. However, after that date, Kalamazoo Township would be changing its meetings to the first and third Thursdays of the month so as to avoid conflicts. He said Ms. High would be with the Planning Commission on May 10 to deal with the issue of finalizing the bed and breakfast inns text, as well as the tree preservation issue.

Mr. Milliken also noted that on May 24, the Commission would be taking up a special exception use for a proposed child care facility as well as all of the Genesee Prairie Zoning Ordinance amendments.

Mr. Milliken let the Planning Commission members know that he would be in the Township half days on Mondays, Wednesdays and Fridays, and all day on Tuesdays and Thursdays.

Planning Commissioner Comments

The Chairperson asked if there were Planning Commissioner comments.

Mr. Boulding, Sr. said he was happy to be back and had a wonderful vacation.

The Chairperson thanked all of those who had participated in the Oshtemo Rotary Texas Corral fundraiser on April 25.

Adjournment

There being no other issues to come before the Planning Commission and having exhausted their agenda, the meeting was adjourned by the Chairperson at approximately 7:30 p.m.

Minutes Prepared:
April 30, 2012

Minutes Approved:
May 10, 2012