

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A WORK SESSION HELD July 27, 2017**

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A work session of the Oshtemo Charter Township Planning Commission was held on Thursday, July 27, 2017, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Wiley Boulding Sr., Chairperson  
Fred Antosz, Vice Chairperson  
Cheri Bell  
Ollie Chambers  
Dusty Farmer, Secretary  
Bruce VanderWeele

MEMBERS ABSENT: Mary Smith

Also present was Julie Johnston, Planning Director.

**Call to Order**

Chairperson Boulding, Sr., called the meeting to order at approximately 6:02 p.m.

**Public Comment on Non-Agenda Items**

The Chairperson called for public comment on non-agenda items. Seeing none, moved to the next agenda item.

**Future Land Use Map Revisions Discussion**

Ms. Johnston refreshed the Planning Commission on the work that was completed at the June 22<sup>nd</sup> work session, which included the following:

- Changing the Transitional Mixed-Use District to a Transitional Office District
- Include a Public/Government District
- Remove the “dots” for the Neighborhood Commercial Nodes and define the boundaries of the Neighborhood Commercial District.

Further discussion was needed on the recommended changes to the Future Land Use Map, which included:

- The Village Commercial District would shrink and Local Commercial would be placed on Stadium Drive, both east and west of the Village Commercial District.
- The Transitional Office District would be the dominate district along 11<sup>th</sup> Street between Stadium and Parkview. Some Local Commercial is recommended on

the east side of 11<sup>th</sup>, just south of the General Commercial District (hotel property). Medium Density Residential is recommended at Parkview and 11<sup>th</sup> to protect the existing residential in that area from further non-residential encroachment.

- Consider changing the commercial district found in on KL Avenue in the 9<sup>th</sup> Street Sub-Area Plan to the Research Office District to allow for more undeveloped light industrial type property in the Township. Staff was concerned about the lack of available industrial planned property in the Township and the abundance of commercially planned property.

The Planning Commission discussed each recommendation and supported the following changes to be presented to the public:

- Place the Transitional Office District along 11<sup>th</sup> Street, generally from Stadium Drive south to Parkview Avenue.
- Reduce the size of the Village Commercial District and change the name to Village Core to emphasize the mixed-use nature of the District.
- Make no changes to the 9<sup>th</sup> Street Sub-Area Plan at this time.

Ms. Johnston then reviewed the project calendar with the Planning Commission members to achieve buy-in on upcoming meetings and events.

### **Any Other Business**

Ms. Johnston informed the Planning Commission of a conflict with the September 28<sup>th</sup> meeting due to the Michigan Association of Planning Conference, which is scheduled for that same week. She asked the Commission if they would like to reschedule that meeting or cancel as it is a working meeting and no public hearings are planned. After discussion, the Planning Commission chose to cancel the meeting.

### **Planning Commission Comments**

Chairperson Boulding indicated a concern regarding when a Commissioner is allowed to recuse themselves from voting on an agenda item. He cited information from the Michigan Association of Planning workbook for Planning Commissioners and requested further review by the Township Attorney.

### **Adjournment**

The Chairperson adjourned the work session at approximately 8:05 p.m.

Minutes prepared: August 2, 2017

Minutes approved: August 10, 2017