

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JANUARY 26, 2023

Agenda

STEERING COMMITTEE: OSHTEMO HOUSING STUDY

WORK SESSION:

a. Direction for Density Bonuses

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, January 26, 2023, commencing at approximately 6:05 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

ALL MEMBERS

WERE PRESENT:

Anna Versalle, Chair
Phil Doorlag
Deb Everett
Zak Ford, Township Board Liaison
Scot Jefferies
Micki Maxwell, Vice Chair
Alistair Smith, Zoning Board of Appeals Liaison

Also present were Iris Lubbert, Planning Director, Martha Coash, Recording Secretary, Emily Petz, W.E. Upjohn Institute, and five guests.

Call to Order and Pledge of Allegiance

Chairperson Versalle called the meeting to order at approximately 6:05 p.m. and invited those in attendance to join in reciting the Pledge of Allegiance.

Approval of Agenda

She asked if there were any changes to the agenda. Hearing none, she let the agenda stand as published.

Public Comment on Non-Agenda Items

Hearing no comments, the Chairperson Versalle moved to the next agenda item.

Approval of the Minutes of the Meeting of January 12, 2023

The Chair asked if there were additions, deletions, or corrections to the Minutes of the Meeting of January 12, 2023.

Hearing none, she asked for a motion.

Mr. Ford **made a motion** to approve the Minutes of the Meeting of January 12, 2023 as presented. Ms. Maxwell **seconded the motion**. The **motion was approved** unanimously.

The Chair moved to the next item on the agenda.

STEERING COMMITTEE: OSHTMO HOUSING STUDY

Emily Petz, of the W.E. Upjohn Institute for Employment Research, showcased some of the information gathered to date including highlights from the recent Kalamazoo County Housing survey and the open Township housing survey to be closed in March. She introduced four draft goals for consideration that, when finalized, will assist in developing objectives and identifying appropriate tools and strategies.

The group held extended discussion regarding the proposed goals, asked for clarification as needed, modified some of the wording of the proposed goals and requested specific additional data for future discussion.

The Planning Commission will continue to work on the goals at their next regularly scheduled meeting and Ms. Lubbert will forward the final goals to Ms. Petz when completed. To assist the Commission in that continued discussion, Ms. Lubbert will provide the Commissioners the power point presentation from today's meeting.

Ms. Petz indicated that she will plan to attend the Commission's second meeting in February for next steps.

The Chair moved to the next agenda item.

WORK SESSION:

a. Direction for Density Bonuses

Ms. Lubbert noted as part of previous discussions of the draft MU zoning district, the Planning Commission wished to have more objective standards for granting density bonuses. She provided examples of ordinances from other communities that provide density bonuses for review and discussion in order to provide feedback to assist staff in adjusting the draft density bonus language of the draft MU district.

There was discussion of the definition of density bonuses, how they are handled by other communities, what such a program actually would provide and how it could work for both the Township and developers. The examples provided from other

communities included bonuses based on either a points or a percentage system. Ms. Lubbart indicated the percentage system provides more flexibility; a points based system would provide more objective structure but would still include some flexibility. She proposed the point based system for Oshtemo Township.

After extended Commissioner discussion and participation by interested audience members, it was agreed to proceed with a density bonus point system with definitions to provide the tool to determine how density bonuses would be granted. The density bonuses will be linked to Township aspirational goals outlined in Master Plan documents and would encourage mixed use.

Ms. Lubbart will work on a draft of the density bonus language based on the discussion and return it to the group for further discussion at the second February or first March meeting.

Chairperson Versalle moved to the next item on the agenda.

PUBLIC COMMENT

There were no public comments.

OTHER UPDATES AND BUSINESS

There were no updates or other business to consider.

ADJOURNMENT

With there being no further business to consider, Chairperson Versalle adjourned the meeting at approximately 8:47 p.m.

Minutes prepared:
January 28, 2023

Minutes approved:
February 9, 2023