

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD FEBRUARY 8, 2024**

Agenda

PUBLIC HEARING: Article 30 – Mixed Use District Ordinance

A new Zoning Ordinance to implement Oshtemo Township’s adopted Sub Area Plans and encouraging a mix of uses in the planned redevelopment of existing commercial areas into mixed use.

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, February 8, 2024, commencing at approximately 6:01 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Philip Doorlag, Chair
Deb Everett, Vice Chair
Alistair Smith
Zak Ford, Township Board Liaison
Scot Jefferies
Scott Makohn

MEMBERS ABSENT:

Also present were Leeanna Harris, Zoning Administrator and Temporary Recording Secretary, Colten Hutson, Zoning Administrator, James Porter, Township Attorney, David Keyte from Callendar Commercial, and Paul Lippens from McKenna.

Call to Order and Pledge of Allegiance

Chairperson Doorlag called the meeting to order at approximately 6:01 p.m. Those in attendance joined in reciting the Pledge of Allegiance.

Approval of Agenda

The Chair asked if there were any changes to the agenda. Hearing none, he let the agenda stand as published.

PUBLIC COMMENT ON NON-AGENDA ITEMS

The Chair asked if anyone present wished to speak on non-agenda items. As no one responded, he moved to the next agenda item.

Approval of the Minutes of the Meeting of January 25, 2024

Chairperson Doorlag asked for additions, deletions, or corrections to the Minutes of the Meeting of January 25, 2024.

Hearing none, Chairperson Doorlag asked for a motion.

Mr. Jefferies **made a motion** to approve the Minutes of the Meeting of January 25, 2024, as presented. Mr. Ford **seconded the motion**. The **motion was approved unanimously**.

Chairperson Doorlag moved to the next agenda item and asked Mr. Lippens for his presentation.

PUBLIC HEARING: Article 30 – Mixed Use District Ordinance

Mr. Paul Lippens introduced himself as the Vice President of McKenna and explained that he would be presenting on the Mixed Use District Ordinance.

Mr. Lippens began his presentation with the purpose of Master Planning and such. He then provided the Commissioners with the dwelling units per acre of present apartment complexes in Oshtemo Township. Mr. Lippens moved on to show different dwelling units per acre, ranging from 7.7 dwelling units per acre to 59 dwelling units per acre. After guiding the Commission through different examples of dwelling units per acre, he concluded by recommending the Residential Density chart reflect an increased density for Medium/Transitional and High initial and gross density. He suggested increasing the initial density for Medium/Transitional to 8 units per acre and 16 units per acre with density bonus. He also recommended increasing the initial density for High to 16 units per acre and 32 units per acre with density bonus. Lastly, he recommended the minimum lot size be decreased from 20 acres to 5 acres.

Chair Doorlag thanked Mr. Lippens for his presentation and moved to Planning Commission discussion. The Commission discussed the Mixed Use District Ordinance, specifically focusing density, density bonus, parking, Traffic Impact Studies.

After concluding the discussion, Chair Doorlag opened it up for Public Hearing.

Mr. Keyte, from Callandar Commercial, explained that he has worked in the commercial real estate market in the area for 29 years applauded the Township for bringing Mr. Lippens for his presentation and urged the Planning Commission to consider the recommendations from Mr. Lippens.

Seeing no other public in the audience. Chair Doorlag closed the Public Hearing and asked for a motion.

Mr. Ford **made a motion** to send the text to the Township Board with revisions suggested by Mr. Lippens on initial density, density bonus, and minimum size, and

redlines from the Legal Department. Chair Doorlag **seconded the motion. The Chairman called for the motion and the motion failed** 3-3 by roll call vote.

Mr. Ford **made a motion** to forward the Ordinance as presented to the Township Board with the redline changes provided by the Legal Department. Mr. Jefferies **seconded the motion. The motion was approved** 4-2 by roll call vote.

OTHER UPDATES AND BUSINESS

Attorney Porter noted that the Sign Ordinance update will likely be happening in the next couple months and that it will come forward to the Commission.

Attorney Porter also noted that an Amendment to the Zoning Ordinance Section 50.60, as it pertains to front and rear setbacks for properties with frontages on parallel sides, will be coming forward to the Planning Commission.

Mr. Jefferies noted that the Road Commission of Kalamazoo County recognized the speeding issue (many cars traveling over the 25 MPH speed limit) in his subdivision and that they would be providing education materials to the area.

ADJOURNMENT

With no further business to consider, Chairperson Doorlag adjourned the meeting at approximately 7:36 p.m.

Minutes prepared:
February 13, 2024

Minutes approved:
February 22, 2024