

**OSHEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD AUGUST 10, 2023

Agenda

WORK SESSION:

- a. CONTINUED DISCUSSION, HEIGHT REQUIREMENTS FOR RESIDENTIAL DWELLINGS**

 - b. INTRODUCTION: SOLAR ORDINANCE**
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A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, August 10, 2023, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Phil Doorlag, Chair
Scot Jefferies
Micki Maxwell, Vice Chair
Alistair Smith

MEMBERS ABSENT: Deb Everett
Zak Ford, Township Board Liaison

Also present: Iris Lubbert, Planning Director, Jim Porter, Township Attorney, LeeAnna Harris, Zoning Administrator, Martha Coash Recording Secretary and four members of the public.

Call to Order and Pledge of Allegiance

Chairperson Doorlag called the meeting to order and invited those present to join in the Pledge of Allegiance.

Approval of Agenda

Hearing no requests for change, the Chair asked for a motion to approve the agenda.

Mr. Jefferies **made a motion** to approve the agenda as presented. Mr. Smith **seconded the motion**. The **motion was approved** unanimously.

The Chair moved to the next agenda item.

Public Comment on Non-Agenda Items

Mr. Curt Aardema, AVB, 4200 W. Centre Avenue, Portage, spoke to Commissioners encouraging them to move forward with the mixed use ordinance overlay, but appreciating their other priorities and thanking them for their work.

Approval of the Minutes of the Meeting of July 27, 2023

Chairperson Doorlag asked if there were additions, deletions, or corrections to the Minutes of the Meeting of July 27, 2023.

Hearing none, he asked for a motion.

Ms. Maxwell **made a motion** to approve the Minutes of the Meeting of July 27th, 2023 as presented. Mr. Smith **seconded the motion**. The **motion was approved** unanimously.

Chairperson Doorlag moved the meeting to a work session to consider the next two agenda items.

WORK SESSION:

a. CONTINUED DISCUSSION, HEIGHT REQUIREMENTS FOR RESIDENTIAL DWELLINGS

Ms. Lubbert indicated that based on the feedback from Commissioners at their June 22nd meeting, she updated the draft ordinance amendments pertaining to residential dwelling height requirements, focusing on single family homes and duplexes. She walked through the changes made and noted the ordinance amendments are consistent with neighboring communities and townships.

In response to a concern expressed by Mr. Smith regarding whether the more restrictive limits would affect current homeowners, Attorney Porter said pre-existing buildings will be grandfathered in.

Chairperson Doorlag confirmed the ordinance affects residential construction only.

It was the consensus of the group that the updated draft ordinance was ready for public hearing at the September 14 Planning Commission meeting.

The Chair moved to the next agenda item.

b. INTRODUCTION: SOLAR ORDINANCE

Attorney Porter reported he was working of a draft of a solar energy ordinance,

based on models from MSU and U of M, and would need Commissioners' input soon. The goal is to come up with a standard that the community will appreciate and support, that protects neighbors but accomplishes what is mandated by the State.

He indicated it would include setbacks, buffers, and screening requirements and said he feels solar can be accomplished without being intrusive or negative. He introduced a first draft of the ordinance, noted it is timely to consider and adopt a solar ordinance, and asked Commissioners to review the draft prior to the next meeting on August 24 when it will be discussed further and if acceptable, a public hearing set for the September 24 Commission meeting.

Discussion followed which included the request that staff be empowered to handle situations that may arise regarding solar issues with the option of bringing issues to the Planning Commission if the Planning Director is not comfortable deciding an issue in particular instances.

The group agreed to review the draft prior to the August 24 meeting when they will discuss it further and consider setting a public hearing for September 24.

Chairperson Doorlag moved to the next agenda item.

OTHER UPDATES AND BUSINESS

Ms. Lubbert introduced newly hired Zoning Administrator Ms. LeeAnna Harris and Commissioners welcomed her to the staff.

ADJOURNMENT

With there being no further business to consider, Chairperson Doorlag adjourned the meeting at approximately 6:38 p.m.

Minutes prepared:
August 11, 2023

Minutes approved:
August 24, 2023