

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A VIRTUAL MEETING HELD SEPTEMBER 30, 2021

Agenda

PUBLIC HEARING: TEMPORARY OUTDOOR EVENT, COUNTRY FRESH FARMS

Country Fresh Farms, on behalf of the owner, Menards, Inc., requested Special Exception Use approval to host a temporary outdoor meat sale event in the southwest corner of the Menards parking lot located at 6800 W. Main Street. The temporary outdoor event was proposed to take place in the first two weeks of October over a series of four days each week.

PUBLIC HEARING: PUD AMENDMENT, PHASE I OF WEST PORT VILLAGE

Jeff Scheffers, on behalf of Visser Developers of Kalamazoo LLC, requested Site Plan and Special Use approval to amend the West Port Village Planned Unit Development to eliminate Unit 22 in order to enlarge Units 19, 20, and 21.

PUBLIC HEARING: SITE PLAN AMENDMENT, STEENSMA LAWN AND POWER

Steensma Lawn and Power sought site plan approval to add 5,700 square feet of outdoor storage to their previously approved site located at 7561 Stadium Drive. They also sought site plan approval to allow outdoor storage on previously developed property they own to the south, located at 4100 South 7th Street.

A virtual meeting of the Oshtemo Charter Township Planning Commission was held Thursday, September 30, 2021, commencing at approximately 6:00 p.m.

ALL MEMBERS WERE PRESENT

Bruce VanderWeele, Chair
Micki Maxwell, Vice Chair
Kizzy Bradford
Deb Everett
Alistair Smith
Anna VerSalle
Chetan Vyas

LOCATION

Oshtemo
Oshtemo
Oshtemo
Oshtemo
Oshtemo
Oshtemo
Oshtemo

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, Karen High, Zoning Administrator, Colten Hutson, Zoning Administrator, Martha Coash, Recording Secretary and several guests.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m. and invited those in attendance to join in reciting the Pledge of Allegiance.

Approval of Agenda

Hearing no changes, the Chair let the agenda stand as published.

Approval of the Minutes of the Meeting of September 9, 2021

The Chair asked if there were additions, deletions, or corrections to the Minutes of the Meeting of September 9, 2021. Hearing none, he asked for a motion.

Ms. VerSalle **made a motion** to approve the Minutes of September 9, 2021, as presented. Mr. Vyas **seconded the motion**. The **motion was approved** unanimously by roll call vote.

Chairperson VanderWeele moved to the next agenda item and asked Mr. Hutson for his presentation.

PUBLIC HEARING: TEMPORARY OUTDOOR EVENT, COUNTRY FRESH FARMS
Country Fresh Farms, on behalf of the owner, Menards, Inc., requested Special Exception Use approval to host a temporary outdoor meat sale event in the southwest corner of the Menards parking lot located at 6800 W. Main Street. The temporary outdoor event was proposed to take place in the first two weeks of October over a series of four days each week.

Mr. Hutson explained Country Fresh Farms, on behalf of the owner, Menards, Inc., was requesting Special Exception Use approval to host a temporary outdoor meat sale event in the southwest corner of the Menards parking lot located at 6800 W Main Street. The temporary outdoor event is proposed to take place in the first two weeks of October over a series of four days each week.

He said Menards, Inc. is a commercial development located just west of US-131 in the northwest quadrant of the W Main Street/N 9th Street intersection. The site is zoned C: Local Business District. The setup for the outdoor meat sale event is proposed to be in the third parking aisle from the southwest corner of the development. The request is to allow customers to purchase a wide variety of meats in which are not found in local stores. The meat sale event is proposed to take place from Wednesday, October 06, 2021, to Saturday, October 09, 2021, and Wednesday, October 13, 2021, to Saturday, October 16, 2021, all from 9am to 7pm.

Temporary outdoor events which last more than one day are identified as a Special Exception Use within said code section. When reviewing a Special Exception Use, there are two sets of criteria that need to be considered: 1) the general Special Use review criteria outlined in Section 65.30, and 2) the specific requirements for the use in question outlined under Section 49.260. He provided the following analysis of the proposal against these two Sections.

Section 65.30: Special Use Review Criteria

1. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the district in which the use is located.

Oshtemo's adopted Future Land Use Plan illustrates the property in question is within a commercial area. From a zoning standpoint, the subject property is classified as C: Local Business District, within which temporary outdoor events lasting more than one day are permissible with Special Exception Use approval from the Planning Commission.

B. Site Plan Review: The Site Plan Review Criteria of Section 64.80

An engineered site plan is not required for a temporary outdoor event and therefore this criterion is not applicable. However, a plan showing the general layout of the location for the special event has been provided. The layout plan illustrates that four parking spaces will be blocked off in order to adequately fit the necessary equipment for the event as a 21' truck will occupy two of the four spaces while the tent area where purchases are made will take up the remaining two parking spaces. It is anticipated that six more parking spaces will be utilized for when customers are waiting in line to purchase such goods, making a total of ten parking spots to be utilized. Each parking space utilized is 10' x 20'. An existing parking lot light in proximity to the project area will serve as lighting for the outdoor event.

C. Impacts:

1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.

Other uses in the surrounding C: Local Business District zoning classification include Subway, Pizza Hut, Supercuts, D'Nicio's Parlour, Belle Tire, McDonald's, T-Mobile, etc. Due to there being many commercial users already established in the area, and this use being in accordance with both the Master Plan and the Zoning Ordinance, staff has no concerns that the proposed use will negatively impact neighboring uses.

2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Menards possesses approximately 560 parking spaces on-site. Ample parking exists for Menard's customers as well as for those visiting the temporary outdoor event. Use of a portion of the parking lot for a meat sale event should have no adverse effect on parking for adjacent properties. In addition, the proposed event location does not

impact drive aisles, fire lanes, or emergency vehicle turning areas. All setbacks for the equipment being proposed have been met.

3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.

Though the applicant is proposing a generator to service the chest freezers, the sound levels are not expected to be exceed what is commonly found for a commercial area. The meat sale event will not be visible from W Main Street due to the existing multi-tenant buildings abutting W. Main Street nor N. 9th Street due to its distance. Staff does not foresee any negative impacts occurring from this use.

D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.

Not applicable, as this is an existing site with paved surfaces.

E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.

The temporary outdoor event will be served by public restroom facilities within the Menards store on-site. All other available public infrastructure such as water and sewer were provided during the development of the site.

F. Specific Use Requirements: The Special Use development requirements of Article 49.

All of the specific use requirements outlined in Section 49.260 Temporary Outdoor Events (Lasting More Than One Day) have been met. The Fire Marshal is satisfied with the proposed plan as fire apparatus will be maintained. Mr. Hutson listed the requirements for reference:

49.260 TEMPORARY OUTDOOR EVENTS (LASTING MORE THAN ONE DAY).

- A. May last more than one day.
- B. Use is incidental to the principal use of the property.
- C. A Site Plan shall be submitted for administrative review indicating the following:
 - 1. Traffic lanes and on-site parking.
 - 2. Fire lanes and emergency vehicle turning areas.
 - 3. Restrooms provided (in building or portable facilities).
 - 4. Placement of vehicles, trailers, and all other equipment is away from adjoining residentially used properties and complies with all applicable setbacks.
 - 5. All activity takes place on subject property.

- D. The Fire Chief, or his designee, has approved the placement of vehicles, trailers, and all other equipment associated with the event.
- E. All signs directed off-site must receive a temporary sign permit and comply with all applicable sign ordinances.
- F. Property owner must approve and acknowledge the use of the property for the event.

Mr. Hutson said all requirements have been met and the Fire Marshal is satisfied with the request. He noted the actual event request dates submitted after the fact are for October 6-9 and October 13-16, from 9:00 a.m. to 7:00 p.m.

He indicated Planning Department staff were recommending the approval of the proposed Special Use for the temporary outdoor event with the following conditions.

1. The applicant shall submit a temporary sign permit application to be reviewed and approved by Township staff if any type of signage is to be added.
2. If Country Fresh Farms wishes to have the same temporary outdoor event in the future at 6800 W Main Street, the Planning Commission will allow such a request to be reviewed and approved administratively.

The Chairperson asked whether Commissioners had questions for Mr. Hutson.

Mr. Smith was concerned about restroom accessibility and sufficiency, noting they were 200-300 feet from the temporary event.

Ms. Lubbert said staff felt the restrooms inside Menard's were sufficient and accessible enough as proposed. She added that if the Commissioners are concerned about restroom accessibility a porta potty could be requested from the applicant.

The Chair commented that within the store the requirement is within 500 feet. He had no concerns with restroom accessibility for this event as proposed.

Ms. Maxwell asked what types of meat would be sold.

The applicant indicated they would be selling USDA frozen steaks, chicken, pork, and seafood, all individually portioned, vacuum sealed and sold by the box, often used for camping or by those with specific portion control needs. Most customers stop by either coming or going from Menards, which will be having a related sale on freezers and grills. The average time a customer is at the event sale is three to four minutes.

The Chair opened a public hearing; hearing no comments, he closed it and moved to Board Deliberations. As members had no comments, he requested a motion.

Ms. VerSalle **made a motion** to approve the special exception use approval for Country Fresh Farms to hold a temporary outdoor meat sale as requested for October

6-9 and October 13-16, from 9:00 a.m. to 7:00 p.m. as presented, with the two staff conditions:

1. The applicant shall submit a temporary sign permit application to be reviewed and approved by Township staff if any type of signage is to be added.
2. If Country Fresh Farms wishes to have the same temporary outdoor event in the future at 6800 W Main Street, the Planning Commission will allow such a request to be reviewed and approved administratively.

Ms. Maxwell **seconded the motion**. The **motion was approved 6 - 1** by roll call vote, with Mr. Smith voting against.

Chairperson VanderWeele moved to the next agenda item and asked Mr. Hutson for his presentation.

PUBLIC HEARING: PUD AMENDMENT, PHASE I OF WEST PORT VILLAGE

Jeff Scheffers, on behalf of Visser Developers of Kalamazoo LLC, requested Site Plan and Special Use approval to amend the West Port Village Planned Unit Development to eliminate Unit 22 in order to enlarge Units 19, 20, and 21 at 5401 W H Avenue, Parcel numbers 05-12-200-022, 05-12-200-021, 05-12-200-020, & 05-12-200-019.

Mr. Hutson reported Jeff Scheffers, on behalf of the owner, Visser Developers of Kalamazoo LLC, was requesting Site Plan and Special Use approval to amend the West Port Village Planned Unit Development (PUD) to eliminate Unit 22 in order to enlarge Units 19, 20, and 21. The nature of the request stems from these three sites not being large enough to accommodate the applicant's desired floor plans for their residential buildings.

Currently, the subject Planned Unit Development possesses 129 residential units along with one nonresidential unit (sales and recreational amenities). If approved, the amendment under consideration would reduce the total number of residential units within the development from 129 to 128.

The West Port Village Planned Unit Development falls within the R-2: Residence District zoning classification. A residential Planned Unit Development is permitted as a Special Use within the R-2: Residence District. Any proposed Special Uses or amendments to approved Special Uses require review and approval from the Oshtemo Township Planning Commission.

Mr. Hutson explained when reviewing this Special Use request, two sets of criteria need to be considered: the general Site Plan review criteria outlined in Section 64, and the general Special Use review criteria outlined in Section 65.30. He provided the following analysis of the proposal against these two Sections. Overall, he noted most of the requirements of Section 64 and Section 65.30 have been met.

Section 64: Site Plan Review

General Zoning Compliance:

The proposed amendment to the West Port Village Planned Unit Development is in keeping with the zoning of the property.

Access and Circulation

The Fire Marshal reviewed the site plan and found it adequate to service emergency vehicle circulation.

Parking: This portion of the review is not applicable.

Easements: No changes to the current easements on-site are proposed. This portion of the review is not applicable.

Sidewalks: There are no proposed changes to the approved sidewalks. This part of the review is not applicable.

Shared Use Path: The Township's Non-Motorized Action Plan does identify a bike lane adjacent to the subject site on the south side of W H Avenue. This stretch of W H Avenue offers 4' wide bike lane on the north and south side of the traveled way. With said non-motorized facility already having been installed, no further action on this item is required.

Building Design

Building Information: Most of the existing buildings throughout the development range between 2,400 SF and 2,800 SF, which includes basement area. All the residential structures on-site possess either a walk-out patio or decking and a porch entrance. The exterior materials for the units within the Planned Unit Development consist of vinyl siding with a brick finish for the façade. The future residential buildings will match the existing façade and architectural features of the existing residential buildings on-site, colors vary between beige and gray.

Setbacks: A dimensional deviation was approved on June 09, 2005, to reduce the side yard setback of 5' from the side yard property line to the foundation when 10' from the side yard property line to the leading edge of the building was required. This applied for all units within Phases I and II of the development. Further setback information for individual building sites along with the standard setbacks for the overall Planned Unit Development were not provided. **The applicant will need to provide such information on setbacks as a condition of approval.**

Lot Dimensions: Dimensional deviations for site area and width were previously granted by the Planning Commission on June 09, 2005, for each building site within Phases I and II within the subject development. The area of each site was approved to range from a minimum of 3,532 SF to a maximum of 13,270 SF while 10,560 SF was the minimum area required by code for single family dwellings serviced by water and sewer. The width at building setback was

approved to range between 41.56' to 160' while 80' was the minimum width required by code. The proposed configuration for Lots 19, 20, and 21 meet the minimum property area (3,532 SF) and width (41.56') requirements that were established when the dimensional deviations were granted at time of the Planned Unit Development's approval and brings them closer to the adopted code standard.

Fencing: No changes to the current on-site fencing are proposed. This portion of the review is not applicable.

Lighting: No changes to current on-site lighting are proposed. This portion of the review is not applicable.

Signs: No changes to the current on-site signage are proposed. This portion of the review is not applicable.

Landscaping

No changes to the current on-site landscaping are proposed. This portion of the review is not applicable.

Engineering

Prein & Newhof and the Oshtemo Public Works Department reviewed the project site plan and are satisfied with the proposal.

Fire Department

The Fire Marshal reviewed the proposal and is content with the site plan.

Section 65.30: Special Use Review Criteria

Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the district in which the use is located.

This subject Planned Unit Development is presently zoned R-2: Residence District. All units within the West Port Village Planned Unit Development are single family homes. Residential Planned Unit Developments are allowable uses within the R-2: Residence District through Special Exception Use approval. The proposal meets the intent of the Township's Master Plan documents for this area and complies with the Township's Zoning Ordinance.

Mr. Hutson said the Planning Department staff recommended approval of the proposed Special Use and Site Plan to amend the Planned Unit Development in order to eliminate Unit 22 and enlarge Units 19, 20, and 21 within Phase I of West Port Village with the following conditions.

1. An updated Master Deed and Bylaws shall be provided for review by Staff and the Township Attorney and recorded.

2. An updated site plan providing a vicinity map on the Cover Sheet to display the current zoning of the site and the zoning districts surrounding the site.
3. An updated site plan providing the percentage of land reserved for open space and the percentage of land covered by buildings.
4. An updated site plan providing building setback information for the development as well as illustrating all setback measurements from the development's north, south, east, and west boundary lines.
5. An updated site plan, adding pavement width measurements for all circulation aisles within the site as well as providing the location of existing and proposed sidewalk throughout Phases I and II.
6. Provide an additional page to the site plan which captures both Phases I and II on one sheet.

Chairperson VanderWeele thanked Mr. Hutson for his report and asked if there were questions from Commissioners. Hearing none, he asked if the applicant wished to speak.

Mr. Scheffers, Visser Construction, noted Lot 22 was too small and the request was a better step for the overall development.

The Chair opened a public hearing. As there were no comments from the public, he moved to Board Deliberations. There were no comments from Commissioners.

Chairperson VanderWeele asked for a motion.

Ms. Maxwell **made a motion** to approve the request to amend the existing PUD to eliminate Unit 22 in order to enlarge Units 19, 20, and 21 in Phase I of West Port Village as presented, to include the six conditions recommended by staff:

1. An updated Master Deed and Bylaws shall be provided for review by Staff and the Township Attorney and recorded.
2. An updated site plan providing a vicinity map on the Cover Sheet to display the current zoning of the site and the zoning districts surrounding the site.
3. An updated site plan providing the percentage of land reserved for open space and the percentage of land covered by buildings.
4. An updated site plan providing building setback information for the development as well as illustrating all setback measurements from the development's north, south, east, and west boundary lines.
5. An updated site plan, adding pavement width measurements for all circulation aisles within the site as well as providing the location of existing and proposed sidewalk throughout Phases I and II.
6. Provide an additional page to the site plan which captures both Phases I and II on one sheet.

Ms. VerSalle seconded the motion. The motion was approved unanimously by roll call vote.

Chairperson VanderWeele moved to the next agenda item and asked Ms. Karen High for her presentation.

PUBLIC HEARING: SITE PLAN AMENDMENT, STEENSMA LAWN AND POWER
Steensma Lawn and Power sought site plan approval to add 5,700 square feet of outdoor storage to their previously approved site located at 7561 Stadium Drive. They also sought site plan approval to allow outdoor storage on previously developed property they own to the south, located at 4100 South 7th Street.

Ms. High explained Steensma Lawn and Power was seeking site plan approval from the Planning Commission to add 5,700 square feet of outdoor storage to their previously approved site located at 7561 Stadium Drive. They were also seeking site plan approval to allow outdoor storage on previously developed property that they own to the south, located at 4100 South 7th Street. Both properties are zoned I-1: Industrial District, Manufacturing/Service.

OVERVIEW FOR 7561 STADIUM DRIVE:

Ms. High reported Steensma Lawn and Power, 7561 Stadium Drive, Parcel number 05-34-185-036, is located on a 4.53-acre parcel on the south side of Stadium Drive and the west side of South 7th Street. The site has two buildings: a 14,460 square foot facility used for showroom, offices, parts and service, and a 5,400 square foot storage building. In addition to the buildings, the site includes parking, two outdoor storage areas, and two equipment display areas.

Site plan and special use approval to allow the sale of lawn and power equipment at 7561 Stadium Drive was first granted in 1995. Between 2000 and 2008, the Planning Commission approved four site plan amendments to allow building, outdoor storage, and display area expansion. Site plan amendments were granted in 2015 to construct additional parking and in 2019 to allow construction of a driveway connection to the adjacent property to the south.

According to the applicant, the existing approved outdoor storage areas are not large enough to meet the needs of the business. Palleted lawn and power equipment is currently stored in parking areas, which does not comply with the zoning ordinance. To bring the site into compliance, the applicant proposes to add 5,700 square feet of outdoor storage at the southeast corner of the property and construct an additional connector drive to the adjacent property to the south. This will require the removal of four existing parking spaces. The proposed connector drive will mainly be used by a forklift to move deliveries of lawn equipment and snow plows that arrive in crates. Outdoor storage requires site plan review and approval by the Planning Commission.

OVERVIEW FOR 4100 SOUTH 7TH STREET

Ms. High said the property at 4100 South 7th Street, Parcel number 05-34-185-035, acquired by Steensma Lawn and Power in 2019, is located on a 5.42-acre parcel with two buildings: a 19,872 square foot building used by Steensma for storage and shop space and a 7,150 square foot building leased for office and storage. The site also includes a loading dock and parking. Site plan approval was granted in 2003 to Marketing Technology Service Inc., a company that performed research, development, and testing for the paper industry.

The applicant proposed to add 7,600 square feet of outdoor storage along the north property line, construct a connecting drive to the north, and add a paved circulation area south of the existing driveway from 7th Street. Crated tractors and snowplows will be temporarily stored in this outdoor area while awaiting unpacking, so stock will be constantly rotating. The connector drive will mainly be used by a forklift moving crated materials. Approximately 125 linear feet of six-foot-tall privacy fence was proposed along the east property line to screen the adjacent residence. Special use approval is not required because no outdoor display of lawn and power equipment is proposed. The outdoor storage requires Planning Commission review and approval.

Ms. High provided the following analysis for Section 64: Site Plan Review

General Zoning Compliance:

Zoning: 7561 Stadium Drive and 4100 S 7th Street are zoned I-1 Industrial. Properties to the north, east, and west are also in the I-1 District. Property to the south of 4100 S 7th Street is in the RR: Rural Residential District. Farm machinery and other equipment sales lots are permitted as a Special Use within this district. Offices and warehouses are permitted uses. Outdoor storage is permitted in this district in connection with any permitted uses.

Lot Dimensions: Parcels within the I-1 Zoning District require a minimum area of 50,000 square feet and frontage of 200 feet (Section 50.10 (A)). Both subject parcels exceed these requirements, with 197,500 square feet of area and 444 feet of frontage at 7561 Stadium Drive and 235,900 square feet of area and 314 feet of frontage at 4100 S 7th Street.

Setbacks: Required setbacks in the I-1 District are 70 feet from the front and 20 feet from the side and rear. The existing developments and proposed expansion areas meet all setback requirements for this district.

Outdoor Storage: Outdoor storage in connection with Permitted and Special Uses is allowed in the side and rear yard areas except within the area required for setbacks from side and rear lot lines. **Such storage may not exceed 100 percent of the square foot area of the principal building upon the premises,** and no outdoor storage of damaged or inoperable vehicles or equipment is allowed. She provided a table showing existing and proposed outdoor storage on each property. The proposal appears to meet all outdoor storage requirements for both area and location. The outdoor storage areas and connecting drive are

proposed to be surfaced with gravel. Pavement is not required for outdoor storage or circulation within outdoor storage areas in the I-1 district.

	Area of the principal building on the premises	Maximum area of outdoor storage permitted per code	Area of existing outdoor storage	Area of proposed outdoor storage	Total existing and proposed outdoor storage
5761 Stadium Drive	14,460 square feet	14,460 square feet	8,100 square feet	5,700 square feet	13,800 square feet
4100 S 7 th Street	19,872 square feet	19,872 square feet	0	7,600 square feet	7,600 square feet

Access and Circulation

Access: 7561 Stadium Drive has one existing access point onto Stadium Drive. 4100 S 7th Street has one existing access point onto S 7th Street. No street access changes were proposed. The two properties are currently connected with a driveway on the west side of the sites. An additional connecting driveway was proposed on the east side of the sites. Per recommendation of the Township Engineer, if the proposal is approved, a cross access easement agreement should be required as a condition of approval.

Parking: Per code, the parking requirements for industrial uses is based on the type of facility.

- Manufacturing, Assembly, Processing & Research Facilities require 1.5 parking space per each 1,000 square feet of net floor area plus the required parking devoted to other uses, or one per employee whichever is greater.
- Warehouse and Distribution Facilities require one parking space per each 1,500 square feet of net floor area plus the required parking devoted to other uses or one per employee, whichever is greater.
- Office uses require one per each 150 square feet of net floor area.
- Showrooms for Furniture, Appliances, Household Equipment, Motor Vehicle, and Machinery Sales require one space per each 400 square feet of net floor area used for sales and/or display.

Based upon these requirements, the existing building areas, types of uses, and number of employees, the development at 7561 Stadium Drive requires 42 parking spaces. 60 are existing and four were proposed to be removed, leaving 56 spaces on site if this proposal is approved. Since all of the parking is existing, staff concluded that either the parking requirements or quantity of each facility has changed over time. No details are included in previous staff reports to aid in confirming this conclusion. At 4100 S 7th Street, 19 parking spaces are required and 20 are existing.

No outdoor storage was proposed within the setback area, per ordinance requirements.

Sidewalk: Construction of sidewalks is not required per Section 57.90, because this site plan review falls into the exempt category of 'Accessory Structures and Site Improvements' in the Table under Section 64.20 Applicability.

Building Design

No new buildings or changes to the buildings were proposed. This criterion is not applicable.

Dumpster

No new dumpsters or changes to the dumpsters were proposed. This criterion is not applicable.

Landscaping

No new landscaping was proposed or required, per Article 53.150: Landscape Provisions for Existing Sites. However, a six-foot-tall privacy fence is proposed to screen the adjacent residence on S 7th Street. The residential property is zoned I-1 Industrial.

Signage

No new signs were proposed. This criterion is not applicable.

Engineering

Prein & Newhof, the Township's civil engineering agent, reviewed the project site plan and found grading and drainage to be satisfactory. Per standard practice, they recommended an access easement be required for the proposed driveway, which was listed as a proposed condition of approval.

Fire Department

The Township Fire Marshal reviewed the project site plan. A final review was recommended as a condition of approval.

RECOMMENDATION:

Ms. High said Staff recommended the Planning Commission approve the proposed outdoor storage at 5761 Stadium Drive and 4100 S 7th Street, with the following conditions:

1. Per ordinance, no outdoor storage of damaged or inoperable vehicles or equipment is allowed.
2. An access easement shall be required for the proposed driveway.
3. Fire Department shall review the site for emergency access.

Chairperson VanderWeele thanked Ms. High for her report and asked whether commissioners had questions for her.

Mr. Vyas was concerned nearby residents would be disturbed by noise from heavy equipment use.

The Chair noted only one forklift was involved.

Mr. Steensma, the applicant, indicated open hours are from 8 a.m. to 6 p.m. Noise from the forklift is minimal and would be operated between 8:00 a.m. and 5:00 p.m. Similar equipment is already being used onsite. The neighboring homeowner has not complained about noise so far.

Ms. High noted the neighbors already live next door to the industrial property.

Hearing no further questions, the Chair opened a public hearing. There were no comments from the public, so he closed the hearing and moved to Deliberations. Hearing no comments from Commissioners, he asked for a motion.

Ms. Maxwell **made a motion** to approve the request from Steensma Lawn and Power to approve the site plan as presented for outdoor storage facilities at 7651 Stadium Drive and 4100 South 7th Street including the three staff recommendations:

1. Per ordinance, no outdoor storage of damaged or inoperable vehicles or equipment is allowed.
2. An access easement shall be required for the proposed driveway.
3. Fire Department shall review the site for emergency access.

Ms. VerSalle seconded the motion. The motion was approved unanimously by roll call vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

As there were no public comments, Chairperson VanderWeele moved to the next agenda item.

OTHER UPDATES AND BUSINESS

Ms. Lubbert shared the good news that the Township Board approved the Housing Action Plan. The consultant will be beginning work soon. She said she would keep the Commission updated.

Ms. Maxwell asked if that means we are getting closer to progress on the Maple Hill Sub Area plan.

Ms. Lubbert said she is working with a developer on options and that we are moving forward.

Ms. Bradford said she had spoken with someone about the possibility of holding a Gus Macker tournament in Oshtemo Township for area youth next summer and wondered how to pursue that possibility.

Ms. Lubbert said it could be treated like a temporary/special event and suggested Ms. Bradford direct the tournament coordinator to talk with her. Ms. High said she would be happy to interface with the Planning Department and that the Township would love to act as host.

ADJOURNMENT

With no further business to consider, Chairperson VanderWeele adjourned the meeting at approximately 6:49 p.m.

Minutes prepared:
October 1, 2021

Minutes approved:
October 14, 2021