

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD OCTOBER 11, 2012

Agenda

**ZONING ORDINANCE AMENDMENTS - DISCUSSION OF PROPOSED
AMENDMENTS TO OSHTEMO TOWNSHIP ZONING ORDINANCE SECTION
76 REGARDING ELECTRONIC SIGNS AND BILLBOARDS**

**ZONING ORDINANCE AMENDMENTS - DISCUSSION OF PROPOSED
AMENDMENTS TO OSHTEMO TOWNSHIP ZONING ORDINANCE
REGARDING MICROBREWERIES AND OTHER SIMILAR USES**

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, October 11, 2012, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Kitty Gelling, Chairperson
Carl Benson Millard Loy
Dave Bushouse
Richard Skalski
Wiley Boulding, Sr.

MEMBER ABSENT: Bob Anderson

Also present were Greg Milliken, Planning Director; Attorney James Porter, and one other interested person.

Call to Order and Pledge of Allegiance

The Chairperson called the meeting to order at approximately 7:00 p.m., and the "Pledge of Allegiance" was recited.

Agenda

The Chairperson asked if there were any additions, deletions or corrections to the Agenda. Hearing none, she called for a motion. Mr. Skalski made a motion to approve the Agenda, as submitted. Mr. Loy seconded the motion. The Chairperson called for a vote on the motion, and the motion passed unanimously.

Public Comment on Non-Agenda Items

The Chairperson asked if there was any public comment on Non-Agenda items. There being no public comment, the Chairperson dispensed with the public comment portion of the Agenda and proceeded to the next Agenda item.

Approve Minutes

The Chairperson stated the next item on the Agenda was approval of the minutes of September 27, 2012. She asked if there were any additions, deletions or corrections to the minutes. Hearing none, she called for a motion. Mr. Benson made a motion to approve the minutes, as submitted. Mr. Skalski seconded the motion. The Chairperson called for a vote on the motion, and the motion passed unanimously.

ZONING ORDINANCE AMENDMENTS - DISCUSSION OF PROPOSED AMENDMENTS TO OSHTEMO TOWNSHIP ZONING ORDINANCE SECTION 76 REGARDING ELECTRONIC SIGNS AND BILLBOARDS

The Chairperson indicated the next item on the Agenda was a discussion of proposed amendments to the Oshtemo Township Zoning Ordinance Section 76 regarding electronic signs and billboards. Mr. Milliken presented the Planning Commission with a draft of a proposed text to address electronic billboards and their regulations, and the same is incorporated herein by reference.

Mr. Milliken reviewed the changes that had been made in the proposed Ordinance as a result of the discussion at the last meeting. He also discussed other items that he analyzed again since the last meeting.

Mr. Milliken discussed the frequency requirements of other

communities in the region, and it was determined that the recommended standard of 8 seconds is reasonable.

The Commission discussed the brightness requirements in paragraph 3.

Mr. Milliken reviewed the proposed standards as well as the State requirements and the differences between them. Mr. Loy indicated that the sign at the BTR Park is too bright regardless of satisfying the State requirements. Mr. Skalski indicated it is good to comply with the State, but this is a more rural area. Mr. Milliken recommended that the Township increase the foot-candle requirement from 0.2 to 0.3 to match the State's requirement but leave the distance at which that brightness is measured at 150 feet as currently proposed rather than increase to 250 feet to match the State. The Chairperson felt that was a good compromise.

The Chairperson asked how many billboards there were currently in the Township. Mr. Milliken indicated eleven. The Chairperson suggested that be included in paragraph 4 if it would not be too limiting. Mr. Porter did not feel it would be.

At the conclusion of the discussion, it was the consensus of the Commission that Mr. Milliken revise the proposed amendments, taking into account the comments made by the Commission members.

**ZONING ORDINANCE AMENDMENTS - DISCUSSION OF PROPOSED
AMENDMENTS TO OSHTEMO TOWNSHIP ZONING ORDINANCE
REGARDING MICROBREWERIES AND OTHER SIMILAR USES**

The Chairperson said the next item on the Agenda was a discussion of proposed Zoning Ordinance amendments related to microbreweries and similar uses. Mr. Milliken presented the Planning Commission with a set of draft amendments and corresponding discussion, and the same is incorporated herein by reference.

Mr. Milliken indicated that there were four things the Planning Commission needed to review and determine regarding this issue: where will the use be located, how will it be defined, will there be any additional standards, and should this be expanded beyond just microbrewery uses.

In terms of districts, there was consensus that the uses should be located in all commercial districts and not just limited to the Village Commercial district. There was also consensus that the use should be considered a special exception use due to potential impacts on adjacent properties.

The Commission believed the definitions that were recommended were sound. Mr. Porter thought it was wise to reference the State license and utilize the State definition.

In reviewing the definitions, Mr. Milliken asked about broadening the scope of the amendments to include uses other than microbreweries. The Commission felt brewpubs should be included and addressed similarly to microbreweries as a special exception use in all commercial districts. Mr. Skalski indicated he liked the definition of craft food and beverage facility as well. Mr. Porter suggested adding winery as well to the uses.

Mr. Bushouse asked about the parking of trucks and delivery vehicles and how that would be addressed.

Mr. Benson asked what the limits are for a craft food and beverage facility. He indicated that the other uses were limited in scale but this use did not seem to be so limited. Mr. Porter stated that that is why the Planning Director suggested limiting the square footage of these uses. Mr. Skalski suggested maybe looking at something smaller than 10,000 square feet.

Mr. Milliken distributed the Township Liquor License Ordinance and indicated that a simple amendment would be needed here as well to accommodate microbreweries and similar uses in the Township. The amendment would likely be an exemption from a portion of the Ordinance for those uses added to the Zoning Ordinance along with a definition for those uses, likely matching the definition in the Zoning Ordinance.

Mr. Porter indicated he would bring this amendment language to the Township Board at the same time as the Zoning Ordinance amendments.

The Chairperson thanked the Commission for the positive discussion. It was the consensus of the Commission that Mr. Milliken will further develop the amendment language based on the Commissioners' comments for presentation at a future meeting.

Old Business

The Chairperson asked Mr. Milliken what items were up-coming on the agenda for future meetings. Mr. Milliken reviewed the items that were tentatively scheduled for future agendas. The Chairperson confirmed with Commission members whether or not a meeting should remain scheduled for November 8th, and the consensus was that the meeting would remain on the schedule unless it was not necessary. The Chairperson asked Staff to please post notice of the Special Meeting scheduled for November 29th on the Township website, as well as on the front door of the Township Hall as is protocol.

Any Other Business

Mr. Boulding indicated that there is a memorial along the roadside that continues to grow at the intersection of 4th Street and Stadium Drive. He stated that the memorial has been there for a while and it has continued to grow. It now includes solar powered lights.

He knows the State has standards for this and wondered if the Township did or should. The Chairperson noted this memorial is in reference to an accident that took place several years ago, and it appears to have almost taken on the characteristics of a shrine.

Mr. Porter indicated that the Road Commission has primary authority over the roads. The Township could step in recognizing it as a blight offense, but that might be harsh considering the sensitivity of the situation. He stated he would look to see what other communities are doing to address the situation.

Planning Commissioner Comments

The Chairperson said she was pleased to announce that Mr. Anderson was not in attendance because he was well enough to attend his convention in Cincinnati. Mr. Benson stated it was good to be back at the meeting.

Adjournment

The Chairperson noted that the Planning Commission had exhausted its Agenda, and with there being no other business, she adjourned the meeting at approximately 8:31 p.m.

Minutes Prepared:
October 15, 2012

Minutes
Approved:
October 25, 2012