

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A MEETING HELD SEPTEMBER 11, 2014**

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**Agenda**

**DISCUSSION – WEST MAIN STREET & 9<sup>TH</sup> STREET SUB AREA PLAN  
IMPLEMENTATION PROJECT.**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, September 11, 2014, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairperson  
Fred Antosz  
Wiley Boulding, Sr.  
Dusty Farmer  
Millard Loy  
Pam Jackson

MEMBERS ABSENT: Richard Skalski

Also present was Gregory Milliken, Planning Director, and James Porter, Township Attorney. There were two guests in attendance.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order by Chairperson Schley at approximately 7:00 p.m. and the “Pledge of Allegiance” was recited.

**AGENDA**

The Chairperson asked for a motion to approve the agenda.

Mr. Loy made a motion to accept the agenda as presented. Mr. Boulding, Sr. seconded the motion. The motion passed unanimously.

## **PUBLIC COMMENT ON NON-AGENDA ITEMS**

Chairperson Schley asked if anyone in attendance wished to comment on non-agenda items.

There were no public comments on non-agenda items. Chairperson Schley moved to the next item on the agenda.

## **APPROVAL OF THE MINUTES OF AUGUST 28, 2014**

The Chairperson asked if there were any additions, deletions or corrections to the minutes of the meeting of August 28, 2014. There were no changes proposed. Mr. Boulding, Sr. made a motion to approve the minutes of the August 28, 2014 meeting as presented. Ms. Farmer seconded the motion. The motion was approved unanimously.

Chairperson Schley moved to the next item on the agenda.

## **DISCUSSION – WEST MAIN STREET & 9<sup>TH</sup> STREET SUB AREA PLAN IMPLEMENTATION PROJECT**

Mr. Milliken indicated that Commission members received two copies of each chapter that has been discussed – a clean copy and a marked up copy. These are the latest versions reflecting all of the comments and discussions to date.

Chairperson Schley started the discussion with the proposed amendments to the 9<sup>th</sup> Street and West Main Street Overlay District. He asked if the Commission members had any editing or grammatical comments or concerns with the proposed draft. Commission members had no such comments.

Chairperson Schley then asked if there were any substantive comments or concerns with the proposed amendments.

Mr. Antosz suggested that in Section 50.402 there be a reference added to the Access Management Plan. Commissioners agreed that was an appropriate change.

Ms. Jackson asked about Section 50.409(5). She wondered that if only 5% open space is required, if the tools identified in this section for the protection of open space would still be appropriate. Mr. Porter said that the section lays out options that are appropriate for a wide variety of land areas, small and large.

Bill and Judy Weddington commented on Section 50.401 regarding setbacks. They thought the setback would be measured from the center of the road but the language refers to the center of the right of way. They are concerned because the term

right of way is unclear. There was further discussion of the right of way, its measurements, and the rationale for the current language.

Chairperson Schley moved on to the proposed amendments to the PUD section of the Ordinance. He asked if any Commissioners had comments or concerns on the proposed language.

Mr. Antosz said that in Section 60.401, the references to 60.430 and 60.440 should be 60.410 and 60.420. Chairperson Schley said that "Commercial" should precede PUD at the start of the last sentence in that section.

Chairperson Schley added that the zoning districts not involved in a residential PUD should be removed from Section 60.412. He added that in Section 60.414, "residential" should be added to describe the type of PUD involved. In Section 60.423, "commercial" should be added for the same reason.

Chairperson Schley pointed out the standards in Section 60.432 that discuss internal private roads. It was discussed that there are private road standards already in the Township Ordinance in Section 60.800. These are for commercial site condominium developments but could apply for planned unit developments as well. Recommendation from Commission is to remove the text in proposed amendment and add reference to Section 60.800.

Mr. Milliken indicated that residential density standards should be added to the commercial planned unit development discussion as there may be residential units in those developments as well.

Chairperson Schley said that the next step for the proposed amendments is a public hearing. The October 9<sup>th</sup> meeting is not good due to staff availability. Mr. Loy made a motion to schedule a public hearing on the proposed amendments at the October 23<sup>rd</sup> meeting. Mr. Antosz seconded the motion. The motion was approved unanimously.

Mr. Milliken reminded members that there was a Joint Meeting of Board and Commission members scheduled for September 16<sup>th</sup> where there would be a discussion of the process and proposed amendments.

### **OLD BUSINESS/ANY OTHER BUSINESS**

Mr. Milliken indicated that in addition to the proposed amendments discussed, there is also a section in the CR zoning district that addresses planned unit development. He indicated his intention was to draft an amendment to that section that referenced the new PUD standards. He had hoped to have that for this meeting but did not. If the Commission is ok with it, he will prepare for the public hearing and include it with the notice. The Commission agreed with that proposal.

Mr. Loy asked why La Rue's parking lot is not paved. It was a requirement of a previous approval, and they should do it.

Mr. Loy also indicated that behind Target there are several trailers that were involved in the construction project which is complete and should be removed.

### **PLANNING COMMISSIONER COMMENTS**

Mr. Loy stated he distributed tickets for an Oshtemo Historical Society benefit dinner at Texas Corral on Wednesday.

Mr. Boulding, Sr. said he has been watching Costco and is looking forward to it. He knows the community will be happy with the quality development.

Ms. Farmer asked about the OHS Open House.

Mr. Loy indicated that on October 19 there will be the Drake House Open House. It will likely be combined with a Friends of the Park Color Tour.

Ms. Farmer added that she hopes she is able to express to the Board the work and effort that has gone into the sub-area plan implementation project and the resulting amendments.

Chairperson Schley stated that beginning Monday, demolition work should begin at the Citgo station. The exact timing is not known, but this is the first step in a larger transformation process.

### **ADJOURNMENT**

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Schley asked for a motion to adjourn.

Mr. Loy made a motion to adjourn. Mr. Boulding, Sr. seconded the motion. The motion carried unanimously.

Chairperson Schley adjourned the Planning Commission meeting at approximately 7:45 p.m.

Minutes prepared:  
September 14, 2014

Minutes approved:  
October 9, 2014