

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD MARCH 24, 2022

Agenda

PUBLIC HEARING: CONDITIONAL REZONING, THE PRAIRIES

AVB and The Hinman Co. requested to conditionally rezone their approximately 116-acre property located at 5303 W. Main Street from R-2 and R-4, Residence Districts to the C, local Business District.

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, March 24, 2022, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Micki Maxwell, Vice Chair
 Deb Everett
 Alistair Smith
 Anna Versalle

MEMBERS ABSENT: Bruce VanderWeele, Chair
 Kizzy Bradford
 Chetan Vyas

Also present were Iris Lubbert, Planning Director, James Porter, Township Attorney, Martha Coash, Recording Secretary and approximately 30 guests.

Call to Order and Pledge of Allegiance

Vice Chair Maxwell called the meeting to order at approximately 6:00 p.m. and those in attendance joined in reciting the Pledge of Allegiance.

Approval of Agenda

Vice Chair Maxwell asked if there were any changes to the agenda. Ms. Lubbert asked that the agenda be changed, to move Item #4: *Public Comment on Non-Agenda Items* to follow #6: *Public Hearing – Conditional Rezoning, The Prairies* on the agenda.

Ms. Everett **made a motion** to revise the agenda to move Item #4: *Public Comment on Non-Agenda Items* to follow #6: *Public Hearing – Conditional Rezoning, The Prairies* on the agenda as requested. Ms. VerSalle **seconded the motion**. The **motion was approved** unanimously.

Approval of the Minutes of the Meeting of February 24, 2022

The Vice Chair asked if there were additions, deletions or corrections to the Minutes of the Meeting of February 24, 2021. Hearing none, she asked for a motion.

Ms. Versalle **made a motion** to approve the Minutes of the Meeting of February 24, 2022, as presented. Ms. Everett **seconded the motion**. The **motion was approved unanimously**.

Vice Chair Maxwell moved to the next agenda item and asked Ms. Lubbert for her presentation.

PUBLIC HEARING: CONDITIONAL REZONING, THE PRAIRIES **AVB and The Hinman Co. requested to conditionally rezone their approximately 116-acre property located at 5303 W. Main Street from R-2 and R-4, Residence Districts to the C, local Business District. Parcel No. 05-13-405-032**

Ms. Lubbert explained that AVB and The Hinman Co. had submitted a request a few hours before the meeting to remove their application to conditionally rezone their approximately 116-acre property located at 5303 W Main Street from R-2 and R-4, Residence Districts to the C, Local Business District from the agenda and reschedule the public hearing for the April 28th Planning Commission meeting.

Attorney Porter said granting such a request was consistent with past practice. The rezoning request could be postponed and rescheduled to a date certain and would be re-noticed for the public. He said AVB and Hinman Company indicated they wished to defer consideration of their request in order to allow them to talk with neighbors before it is considered by the Planning Commission.

Vice Chair Maxwell asked for a motion.

Ms. Everett **made a motion** to postpone consideration of the conditional rezoning request from AVB and The Hinman Company for their approximately 116 acre property located at 5303 W. Main Street from R-2 and R-4, Residence Districts to the C, Local Business District until the April 28, 2022 regular meeting of the Planning Commission. Ms. VerSalle **seconded the motion**. The **motion was approved** unanimously.

PUBLIC COMMENT

Vice Chair Maxwell asked if any members of the public wished to speak.

Attorney Porter told the group that they were free to speak, but that comments could not be responded to, and that because the opportunity to speak was not within a public hearing he could not ensure their comments would be preserved. A meeting with representatives of AVB and Hinman, separate from the Township, would provide them

an opportunity for a dialog with the developers/builders. He indicated the April 28 meeting would be noticed to everyone who owns property within 300 feet of the property in question, which is a matter of state statute. All notices are published on the Township's website.

Several attendees spoke, expressing their disappointment at being inconvenienced with this item being postponed, arguing against approval of the rezoning, and an offer to dispense information regarding the AVB/Hinman meeting.

Mr. Curt Aardema, representing AVB and Hinman, told the group they had asked to postpone consideration of their request so that they could meet with neighbors in a public venue for direct communication with the public, separate from a Township meeting. The purpose is to take their questions and to provide as much information as possible prior to consideration by the Planning Commission on April 28th. He said they would welcome any suggestions about how best to reach residents in order to publicize the meeting as widely as possible and would be available for suggestions immediately following adjournment of the meeting.

OTHER UPDATES AND BUSINESS

Ms. Lubbert indicated there were no updates and no further business to come before the Commission.

ADJOURNMENT

With there being no further business to consider, Vice Chair Maxwell adjourned the meeting at approximately 6:17 p.m.

Minutes prepared:
March 25, 2022

Minutes approved:
April 28, 2022