

**THE CHARTER TOWNSHIP OF OSHTEMO**  
**Township Board Minutes**  
**Special Meeting**  
**May 4, 2006**

The Oshtemo Township Board held a special meeting at the Oshtemo Township Hall. Clerk Everett called the meeting to order at 5:00 p.m.

**PRESENT:**

Clerk Deb Everett  
Treasurer Nancy Culp  
Trustee Grace Borgfjord  
Trustee Dave Bushouse  
Trustee Stan Rakowski  
Trustee Neil Sikora

Also present were James Porter, Township Attorney, Planning Director Jodi Stefforia, Planner Mary Lynn Bugge, and 12 interested people.

**SUBDIVISION/SITE CONDOMINIUM ORDINANCE – FIRST READING**

A proposed ordinance for review of subdivisions and site condominiums was before the Board for First Reading.

Attorney Porter reviewed comments/suggestions offered by a citizens group at the April 11<sup>th</sup> meeting.

James Grace, 5986 Scenic Way Drive, commented he wished to correct the minutes of the April 11<sup>th</sup> meeting to reflect he was not only representing the Country Club Village Plat, but had spoken with many people on the issue. He also requested the First Reading be postponed to allow more discussion and input from all stakeholders.

Peter Simenauer, 6201 Horizon Heights Drive, commented the Board had done an excellent job overall managing growth, the recent events were a wake up call but the Township needs to move forward. He further commented there are still concerns in the proposed ordinance language and he would like more democratic dialogue.

Dan Thompson, 105 Echo Hills Drive, felt the number of lots requiring two access should be left at 50 with enforcement, he still has concerns regarding the impacts of high density.

Denise Simenauer, 6201 Horizon Heights Drive, thanked Mr. Porter for incorporating some of their ideas into the ordinance draft, and commented definitions were needed for some terms; subdivision, reserve strip, language added to aid the Planning Commission in preserving natural features, and reference to protected species would mean where possible. She clarified larger lots should be required at the point where two developments abut, any easements should reference specific number of lots affected, any amenities offered by a developer should be recorded, residents should have at least 30 days notice prior to the public review of a proposed development and citizens and Board members should review other ordinances in the State.

Don Halstead, 37 West Ridge Circle, commented a layman's analysis should be provided of the proposed ordinance, perhaps with an advisory committee providing a review of each section, no one wants a knee jerk reaction.

Planning Director Stefforia commented developers could be required to contact and meet with adjacent property owners prior to making application to the Township. She also commented recent issues raised will be a topic on the Joint Boards meeting agenda on May 16<sup>th</sup>.

In response to questions and comments, Mr. Porter advised two access points for 50 or more lots has not been enforced, is not consistent with Kalamazoo County Road Commission policies and input should be sought from them and the Kalamazoo Area Transportation Study, State law does not authorize an environmental impact study, plans for development are reviewed by the Department of Environmental Quality and concerns can be addressed there, fencing or buffering has never been required for residential development bordering residential zoning, limiting street access through an existing development if a new development is more dense could impede public safety and could be challenged, amenities listed in a sales brochure are not enforceable by the Township, many of the concerns require review of the Zoning Ordinance, which can take three months to amend or change.

Trustee Bushouse commented planning staff attends educational opportunities and the Township does look at other ordinances and trends. He also commented while a reaction in an efficient time period is needed, he would have no objection to review by a study committee.

Motion by Bushouse, second by Everett to table First Reading to May 23<sup>rd</sup> and form a study committee to meet on May 12<sup>th</sup> at 1:00 p.m. to review the proposed ordinance language. Carried.

There was no further business and the meeting was adjourned at approximately 6:30 p.m.

**DEBORAH L. EVERETT**  
**TOWNSHIP CLERK**

**Attested: JOHN VANDYKE**  
**SUPERVISOR**

