

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

MNUTES OF A REGULAR MEETING HELD MAY 10, 2007

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**AGENDA**

**TEXT AMENDMENTS - PUBLIC HEARING - SECTIONS 60.430, 66.100, 66.120,  
66.201 AND 68.000**

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A regular meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, May 10, 2007, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairman  
Lee Larson  
Deborah L. Everett  
Fred Gould  
Bob Anderson  
Carl Benson  
Kathleen Turner

MEMBERS ABSENT: None

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Township Senior Planner; Brian VanDenBrand, Township Associate Planner; James Porter, Township Attorney, and 25 other interested persons.

**CALL TO ORDER**

The Chairman called the meeting to order at approximately 7:00 p.m.

**AGENDA**

The Chairman asked if there were any changes to the Agenda. Hearing none, he asked for approval of the Agenda. Mr. Larson made a motion to approve the Agenda as

submitted. The motion was seconded by Ms. Everett. The Chairman called for a vote on the motion, and the motion passed unanimously.

## **MINUTES**

The Chairman indicated that the next item was the Minutes of April 26, 2007. He began by asking that the statement on page 7 referencing the motion of Mr. Larson be changed from "their" belief to "his" belief. The Chairman then asked for a motion on the minutes as corrected. Mr. Benson moved to approve the Minutes as corrected, and the motion was seconded by Mr. Anderson. The Chairman called for comment, and hearing no further comment or corrections, called for a vote on the motion. The motion passed unanimously.

The Chairman asked those persons in attendance please take note of the comment procedure on the back of the Planning Commission Agenda.

## **TEXT AMENDMENTS - PUBLIC HEARING - SECTIONS 60.430, 66.100, 66.120, 66.201 AND 68.000**

The Chairman said the next item for consideration was the public hearing on proposed text amendments of Sections 60.430, 66.100, 66.120, 66.201 and 68.000. The Chairman asked to hear from the Staff. Ms. Stefforia submitted her report dated May 10, 2007, and the same is incorporated herein by reference.

Ms. Stefforia then took the Commission through her report, setting forth both the requested changes from the Township Board, as well as the Planning Department's recommendations as more fully set forth in her report.

The Chairman asked if there were any questions of Ms. Stefforia.

Mr. Larson asked if the reference to Section 24.401(B) under Section 66.201 should be Section 25.401(B). Ms. Stefforia indicated that was correct and said she would note that correction in the recommendation to the Township Board.

The Chairman asked if there were any questions from the public.

Mr. Dan Thompson introduced himself to the Planning Commission. He said he supported the proposed changes. He said he thought many of the proposals were a result of the citizens meeting with the Township Board, and he appreciated the proposed

recommendations. He specifically noted his strong support for increasing the minimum lot size to 100 feet in width.

Mr. Paul Houtman introduced himself to the Commission, and he said he thought the proposals were a good step forward, and asked that the Planning Commission recommend the proposed changes to avoid having their hands tied in the future.

Mr. John Houts introduced himself to the Planning Commission. He said he is very much in support of the 100-foot lot width requirement. He said he thought that the differences in the various subdivisions throughout the Township needed to be curtailed which he believed were a result of changing the lot size frequently.

Ms. Stefforia pointed out to Mr. Houts that the subdivision behind Meijers did have 80-foot lots and that when approved was permissible under the Township Ordinance. However, she noted that newly-proposed subdivisions in the area would be subject to the text changes currently proposed, if adopted by the Township Board.

A gentleman asked about the changes behind Menards. Ms. Stefforia indicated that Menards was proposing to move its retention pond which would be similar to the pond that was developed on adjoining residential property for Meijers.

The Chairman asked for Planning Commission comments. The Chairman began by explaining to those persons in attendance that the Planning Commission would only be making a recommendation on this matter and that the final adoption would be at the Township Board level. He did add that he thought the proposed changes were sound modifications. Ms. Everett said she agreed; she thought this was a good first step in addressing the public's concern over lot size and density issues. Mr. Larson said he agreed.

Mr. Larson made a motion to recommend the proposed text changes as presented by the Planning Department. The motion was seconded by Ms. Everett. The Chairman called for further discussion. Hearing none, he called for a vote on the motion. The motion passed unanimously.

### **Other Business**

The Chairman asked if there was any other business, and hearing none, asked for public comment.

### **Public Comment**

There being no public comment, the Planning Commission adjourned its regular session and resumed its work session on a discussion of Form-Based Code.

**Adjournment**

There being no other business, the regular meeting was adjourned at approximately 7:40 p.m.

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

By:  
Fred Gould, Secretary

Minutes prepared:  
May 14, 2007

Minutes approved:  
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