

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A WORK SESSION MEETING HELD MAY 11, 2006

A Work Session meeting of the Oshtemo Charter Township Planning Commission was held on May 11, 2006, commencing at 6:00 p.m., at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley
Lee Larson
James Grace
Deborah L. Everett
Mike Smith

MEMBERS ABSENT: Kathleen Garland-Rike
Fred Gould
Lee Larson

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Township Planner, James W. Porter, Township Attorney, and approximately two other interested persons.

The Chairman called the Work Session to order at approximately 6:00 p.m. The Planning Commission discussed various text amendments as set forth in the Planning Department's memo of May 2, 2006, and the same is incorporated herein by reference. After discussion of approximately 7 of the 23 pages of the memorandum, the Board concluded its Work Session to go into its regular session.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A REGULAR MEETING HELD MAY 11, 2006

Agenda

PUBLIC HEARING - TEXT AMENDMENT (VERHAGE)

PUBLIC HEARING - TEXT AMENDMENTS (SECTION 60.400 -PLANNED UNIT DEVELOPMENTS AND SECTION 76.130 - SIGN AREA AND VARIOUS OTHER SECTIONS CORRECTING TYPOGRAPHICAL ERRORS)

A regular meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, May 11, 2006, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Lee Larson, Acting Chairman
James Grace
Deborah L. Everett
Mike Smith

MEMBERS ABSENT: Kathleen Garland-Rike
Fred Gould
Lee Larson
Terry Schley

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Township Planner, James W. Porter, Township Attorney; and approximately two other interested persons.

CALL TO ORDER

Chairman Terry Schley had to leave the meeting, and Acting Chairman, Lee Larson, called the meeting to order at approximately 7:00 p.m.

AGENDA

Mr. Smith made a motion to approve the Agenda as submitted. The motion was seconded by Mr. Grace. The Chairman called for a vote on the motion and the motion passed unanimously.

MINUTES

The Acting Chairman noted that the next item on the Agenda was the approval of the minutes of April 13 and April 27, 2006. After a brief discussion, Mr. Smith made a motion to approve the minutes of April 13 and April 27, 2006, as submitted. The motion was seconded by Ms. Everett. The Acting Chairman called for a vote, and the motion passed unanimously.

PUBLIC HEARING - TEXT AMENDMENT (VERHAGE)

The Acting Chairman indicated the next item was the public hearing on the text amendments to various provisions of Section 76, addressing agricultural directional signs.

He said this matter had been tabled from the April 13, 2006 meeting. The Acting Chairman called for a report from the Planning Department. Ms. Stefforia indicated that the attorney for the Verhages had a conflict and asked that the matter be postponed to the second Planning Commission meeting in May. Ms. Everett then made a motion to postpone the public hearing on this matter until May 25, 2006. Mr. Smith seconded the motion. The Acting Chairman called for a vote on the motion, and the motion passed unanimously.

PUBLIC HEARING - TEXT AMENDMENTS (SECTION 60.400 -PLANNED UNIT DEVELOPMENTS AND SECTION 76.130 - SIGN AREA AND VARIOUS OTHER SECTIONS CORRECTING TYPOGRAPHICAL ERRORS)

The Acting Chairman said the next item on the Agenda was the public hearing on proposed amendments to Section 60.400 regarding planned unit developments, Section 76.130 regarding sign area, and various other sections correcting typographical errors. The Acting Chairman called for a report from the Planning Department. Ms. Stefforia said, that with only four Planning Commission members present, she was concerned about having a complete and thorough discussion on this matter and thought perhaps it should be tabled until such time as a more complete complement of the Planning Commission members could be assembled.

The Acting Chairman said, that since there were members of the public present, he would open up the hearing for public comment at this time.

Mr. Rod Walters introduced himself to the Planning Commission. He said he was very pleased that the Planning Commission was addressing the issue of planned unit developments and how they were dealt with under the Township Zoning Ordinance. He said he was concerned that the proposed text amendments did not go far enough to tighten up control of PUD's, but he was pleased that it was being considered by the Planning Commission.

In discussing the matter with Mr. Walters, Attorney Porter suggested a review of the new zoning statute and how it dealt with PUD's might be warranted for the Planning Commission's consideration. It was the consensus of the Planning Commission to consider the same at the time of reviewing the proposed text. Mr. Smith then made a motion to table the public hearing on the proposed text amendments to the Planning Commission's June 8, 2006 meeting. The motion was seconded by Mr. Grace. The Acting Chairman called for a vote on the motion, and the motion passed unanimously.

Township Board's Referral of Sign Height Issue

The Acting Chairman said the next item was the Township Board's referral of the sign height issue back to the Planning Commission. The Acting Chairman asked for a report from the Planning Department. Ms. Stefforia indicated that Mike Chojnowski had

submitted a letter asking that this matter be adjourned until he could be in attendance, since the text amendment had been proposed at the request of Mr. Chojnowski's client. It was the consensus of the Planning Commission to adjourn this matter to its June 8, 2006, meeting at which time Mr. Chojnowski could be present.

Discussion Item: Cul-de-sacs

The Acting Chairman said the next item on the Agenda was the discussion of cul-de-sacs. Ms. Stefforia indicated that, with a reduced number of Planning Commission members and with several members absent who had strong feelings on the issue, she thought it would be appropriate to table this matter until more Planning Commission members could be present. Ms. Everett made a motion to table this matter to the June 8, 2006 meeting. The motion was seconded by ~~Ms. Garland-Rike~~ **Mr. Smith**. The Acting Chairman called for a vote on the motion, and the motion passed unanimously.

Other Business

None.

Planning Commissioner Comments

The Acting Chairman welcomed Mr. Grace to the Planning Commission. Ms. Everett reminded the Planning Commission of the joint meeting with the Zoning Board of Appeals and the Township Board on May 16, 2006.

Adjournment

There being no further comment, the meeting was adjourned at approximately 7:30 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

By:

Minutes prepared:
May 17, 2006

Minutes approved:
_____, 2006