

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

MINUTES OF A MEETING HELD MAY 14, 2009

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**Agenda**

**TEXT AMENDMENTS – USE OF FORMER AGRICULTURAL BUILDINGS, BUILDING SEPARATIONS AND BUILDING FAÇADE LIGHTS – SECTIONS 20, 24, 64, 66, 76 AND 78 – PUBLIC HEARING**

**MASTER LAND USE PLAN PUBLIC OPINION SURVEY RESULTS**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, May 14, 2009, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairman  
Fred Gould  
Bob Anderson  
Kitty Gelling  
Carl Benson  
Richard Skalski

MEMBER ABSENT: Deborah Everett

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Senior Planner; James Porter, Township Attorney, and four interested persons.

**Call to Order and Pledge of Allegiance**

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

**Agenda**

The Chairman asked if there were any changes to the Agenda. Hearing none, Mr. Anderson made a motion to accept the Agenda as submitted. Mr. Gould seconded the motion. Upon vote, the motion carried unanimously.

**Public Comment on Non-Agenda Items**

The Chairman indicated that the fourth item on the Agenda was Public Comment on Non-Agenda Items. Mr. Scott McCormick introduced himself to the Planning Commission. He began by saying he was concerned about the proposed Rental

Housing Ordinance. At that point, Attorney Porter informed Mr. McCormick that the Rental Housing Ordinance was a police ordinance, and it was not an ordinance the Planning Commission had anything to do with. The Chairman informed Mr. McCormick he could, nevertheless, make whatever comments he wished. Mr. McCormick began to ask questions regarding the Rental Housing Ordinance, at which point, the Chairman informed him that this was a public comment session, not a question and answer session.

Mr. McCormick said he was concerned with the Rental Housing Ordinance, indicating that he was not aware of the proposed Rental Housing Ordinance until it showed up in his mail slot on the Friday prior to the last Township Board meeting. He also said he thought it discriminated against students and was aimed at those in poverty and that he opposed the Ordinance. The Chairman thanked Mr. McCormick for his comments.

### **Minutes**

The Chairman said the next item was the review and approval of the April 9, 2009 minutes. Ms. Bugge indicated that she had a proposed change on page 4, in the last sentence of the 5<sup>th</sup> paragraph under "Work Item: Various Text Amendment," where the word "issue" should be changed to "use." In addition, the Chairman suggested a further change on page 5, in the first sentence of the second paragraph under "Master Land Use Plan Discussion," where the word "concerned" should be changed to "interested."

There being no further changes, Ms. Gelling made a motion to approve the minutes, as amended. Mr. Anderson seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

### **TEXT AMENDMENTS – USE OF FORMER AGRICULTURAL BUILDINGS, BUILDING SEPARATIONS AND BUILDING FAÇADE LIGHTS – SECTIONS 20, 24, 64, 66, 76 AND 78 – PUBLIC HEARING**

The Chairman said the next item on the Agenda was the public hearing on proposed text changes concerning use of former agricultural buildings, building separations and building façade lighting. The Chairman asked for a report from Ms. Stefforia. Ms. Stefforia reviewed her memorandum dated May 7, 2009, with the members of the Planning Commission, and the same is incorporated herein by reference.

The Chairman asked if there were any questions. Hearing none, he asked for public comment. There was no public comment from the audience.

The Chairman said he thought the proposal was consistent with prior discussions. He asked for comments from the Planning Commission. Ms. Gelling said she thought the text looked good, and she made a motion to recommend the adoption of the proposed text amendments to the Township Board. Mr. Anderson seconded the motion.

The Chairman called for further discussion and hearing none, called for a vote on the motion. The motion passed unanimously.

## **MASTER LAND USE PLAN PUBLIC OPINION SURVEY RESULTS**

The Chairman said the next item on the Agenda was a review of the results of the recently completed Opinion Survey. Ms. Stefforia took the Commission through a review of the memo from Gregory Milliken, as well as the Master Plan Public Input Survey results summary, highlighting various sections thereof. She said what was most enlightening was the significant level of support for the current Master Land Use Plan. She noted that the preservation of natural features was also a high priority emphasized by those participating in the survey.

The Chairman pointed out that they would be reviewing the Survey results in detail with the members of the Township Board and the Zoning Board of Appeals at the joint meeting of May 19, 2009.

Ms. Stefforia then highlighted several statements within the survey summary, including a reference on page 3 to maintain the rural character and feel of the Township. On page 4 of the survey summary, she noted that the primary themes emerging from the questions about what respondents wanted were improved roads, sidewalks, bike paths, as well as control of growth and development in the community. She pointed out on page 6 of the summary that “family friendly” was the term most often used to describe the character of the community, with the exception of respondents from Region 3. The term most frequently chosen by respondents in Region 3 was “open spaces threatened” most likely because open space was somewhat threatened in that area.

Ms. Stefforia continued her review of the summary. She noted on page 7 that the Planning Commission and the Township would have to draw a conclusion to determine what the survey meant when the summary indicated “As the Township considers whether or not to continue its existing policy of focusing development to the east where existing infrastructure is already in place.” On page 11 of the summary, she noted that 64% of the respondents agreed or strongly agreed with continuing to direct development to the east, preserving land to the west. She also noted that many respondents favored land preservation.

Ms. Stefforia concluded by indicating that the survey did support adding clean, high tech industrial growth within the Township.

The Chairman said he did not necessarily agree with the comment on page 9 of the summary regarding commercial development as being conclusive, since the percentages were so close in response to the questions raised in item 8 of the questionnaire.

Mr. Benson asked how the average was figured on page 1 of the summary. He said he was not able to determine how that was done. Ms. Stefforia said that she would inquire as to how it was calculated.

Ms. Gelling asked about Table 1 and the reference to "other" under Current Residence. Ms. Stefforia said they might have been in one of the retirement communities or perhaps they were unsure as to how to classify their living arrangements.

Ms. Stefforia said she thought that the Planning Commission should feel very comfortable with the survey results, since they were so similar to the last two surveys, and they overwhelmingly confirmed the policies previously established by the Township Planning Commission and the Township Board.

The Chairman said he thought there were no surprises in the survey responses and that the results were reassuring. He suggested that the Planning Commission members be prepared to discuss the survey summary at greater length at the joint meeting of May 19.

### **Any Other Business**

None.

### **Planning Commissioner Comments**

The Chairman said he hoped everyone had seen the improvements taking place at the Community Center in the Village and encouraged them to stop by and look at those improvements.

Mr. Benson said he had a situation occur at his home on Monday that necessitated calling the Sheriff's Department, and the response time was only 14 minutes, which he thought was commendable.

### **Adjournment**

The Chairman asked if there were any further comments, and hearing none, he called for adjournment. Ms. Gelling moved to adjourn the meeting, and Mr. Skalski seconded the motion. The meeting was adjourned at approximately 7:40 p.m.

Minutes Prepared:  
May 22, 2009

Minutes Approved:  
June 11, 2009