

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A REGULAR MEETING HELD NOVEMBER 9, 2006

AGENDA

WORK ITEM - FORM BASED CODE

A regular meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, November 9, 2006, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairman
Lee Larson
James Grace
Deborah L. Everett
Mike Smith
Fred Gould
Kathleen Garland-Rike

MEMBERS ABSENT: None

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Township Senior Planner; Brian VanDenBrand, Township Associate Planner; Greg Milliken and John Jackson consultants from McKenna Associates and approximately five other interested persons.

CALL TO ORDER

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

AGENDA

The Chairman said the first item for consideration was the approval of the Agenda. Mr. Smith made a motion to approve the Agenda. The motion was seconded by Mr. Larson. The Chairman called for a vote on the motion, and the motion passed unanimously.

MINUTES

The Chairman said the next item for consideration was the approval of the minutes of October 26, 2006. Ms. Garland-Rike said that the end of first sentence of the 2nd paragraph on page 9 should read as follows: ". . . specifically, integration of the residential and nonresidential areas." Mr. Larson made a motion to approve the minutes as corrected. The motion was seconded by Mr. Grace. The Chairman called for a vote on the motion, and the motion passed unanimously.

WORK ITEM - FROM BASED CODE

Mr. Greg Milliken of McKenna Associates introduced himself and his associate John Jackson to the Planning Commission. They then proceeded to conduct a work session on the preliminary draft of portions of the form based code specifically, the Introduction, Regulating Plan, Development Standards, and Building Standards. The proposed code text is under development for the DDA area. A number of items were discussed including the need for a definition section, use of consistent terminology, and various aspects of the regulating plan, development and building standards.

OTHER BUSINESS

Ms. Stefforia suggested the Joint Meeting scheduled for December 5, should be canceled. After a brief discussion, Mr. Larson made a motion to cancel the December 5, 2006, Joint Meeting. The motion was seconded by Mr. Grace. The Chairman called for discussion, and hearing none, called for a vote on the motion. The motion passed unanimously.

PLANNING COMMISSION COMMENTS

Mr. Larson expressed his concern with the new lights at Walmart and stated they should comply with the approval granted by the Planning Commission.

Ms. Everett commented on the 55% turnout for the recent election which was 10% higher than for the previous midterm election.

Mr. Schley thanked Commissioners for their preparation and work on the form based code draft.

Mr. Gould stated he appreciates the ideas presented in the draft and looks forward to a good-looking DDA area in the future.

Ms. Garland-Rike mentioned her concern about a growing number of off-site signs and Ms. Stefforia stated that enforcement was ongoing to address the problem.

ADJOURNMENT

There being no other business, Mr. Larson made a motion to adjourn the meeting at approximately 9:15 p.m. Mr. Smith seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

By:

Minutes prepared:
November 15, 2006

Minutes approved:
_____, 2006