

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

MINUTES OF A MEETING HELD NOVEMBER 13, 2008

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**Agenda**

**BETZLER LIFE STORY FUNERAL HOME - SPECIAL EXCEPTION USE AND SITE  
PLAN AMENDMENT - 6080 STADIUM DRIVE - (PARCEL NO. 3905-26-440-028)**

**TEXT AMENDMENT PUBLIC HEARING - ACCESSORY BUILDINGS AND DRIVE-  
THROUGH FACILITIES IN VILLAGE FORM BASED CODE OVERLAY DISTRICT AND  
BANNER SIGN PLACEMENT CRITERIA CLARIFICATION**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, November 13, 2008, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairman  
Bob Anderson  
Lee Larson  
Kitty Gelling  
Carl Benson  
Fred Gould

MEMBER ABSENT: Deborah Everett

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

**Call to Order**

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

## **Agenda**

The Chairman inquired if the Agenda was satisfactory. Mr. Benson made a motion to approve the Agenda, as submitted, and Ms. Gelling seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

## **Public Comment on Non-Agenda Items**

There was no public comment.

## **Minutes**

The Chairman asked if the October 9, 2008 minutes were satisfactory or needed revision. Ms. Gelling made a motion to approve the minutes, as submitted. Mr. Anderson seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

## **BETZLER LIFE STORY FUNERAL HOME - SPECIAL EXCEPTION USE AND SITE PLAN AMENDMENT - 6080 STADIUM DRIVE - (PARCEL NO. 3905-26-440-028)**

The Chairman stated the first item for consideration was the special exception use and site plan amendment for the construction of an accessory carport by Betzler Life Story Funeral Home at 6080 Stadium Drive, within the Village Form Based Code Overlay District, Parcel No. 3905-26-440-028. The Chairman asked to hear from the Planning Department. Ms. Bugge submitted her report to the Planning Commission dated November 13, 2008, and the same is incorporated herein by reference.

Ms. Bugge indicated the applicant was looking to construct a semi-open building over six existing parking areas within the Corridor East sub-district of the Village Form Based Code Overlay District. Ms. Bugge then took the Planning Commission through a review of Section 60.100, the special exception use criteria, as well as Sections 34.400 development standards and 82.800 site plan review for the proposed improvement.

The Chairman asked if there were any questions of Ms. Bugge. Hearing none, he asked to hear from the applicant.

Mr. Brian Betzler introduced himself to the Commission. He said he did not have much to add, since the Planning Department's report was so thorough. However, he asked if there were any questions.

Mr. Anderson asked what the purpose of the carport would be. Mr. Betzler said it was to handle their vehicles. He said that their old building had a garage to protect some of their vehicles from the weather, but that garage had been converted to storage, and they wanted to try to shield the cars from the weather.

The Chairman asked if the spaces would be used during the funerals. Mr. Betzler said, with the location chosen on the site, the spaces would not likely be used by those attending funerals. He said those spaces would normally be used by staff. He also noted that they did have a Cross Parking and Access Agreement with Wiser & Associates, which meant they had more than adequate parking for funeral services.

The Chairman asked if there was any comment from the public.

Mr. Steve Humphrey of 2670 Fairgrove Street introduced himself to the Planning Commission. He said he lived nearby and that Betzler was a very good neighbor. He said he did not believe granting Betzler's request would be a problem for anyone in his plat and thought it was a necessary structure for the Betzler Funeral Home.

The Chairman asked if there was further public comment, and hearing none, called for Planning Commissioner discussion.

The Chairman said he thought they could deal with this matter in a single motion, given the limited nature of the request. The Chairman asked if there were any problems with the carport itself. Hearing none, he asked if there were any problems with the particular design.

Mr. Larson said he thought the carport design would blend adequately with the building, and since it was not a primary structure, he did not have a problem with its overall design. The Chairman said he would support that, and noted that, due to the proposed location, the structure was screened from the street to the extent that he did not think it would have any negative impact. Ms. Gelling seconded the Chairman's comments. Mr. Benson said he was not impressed by the design of the carport, but thought that this carport was not intrusive and should be approved as submitted. The Chairman suggested that a motion be presented.

Ms. Gelling made a motion to approve the special exception use and site plan amendment for the accessory carport for the Betzler Funeral Home. The motion was seconded by Mr. Benson. The Chairman asked if there was any further discussion. Hearing none, he called for a vote on the motion. The motion passed unanimously.

## **TEXT AMENDMENT PUBLIC HEARING - ACCESSORY BUILDINGS AND DRIVE-THROUGH FACILITIES IN VILLAGE FORM BASED CODE OVERLAY DISTRICT AND BANNER SIGN PLACEMENT CRITERIA CLARIFICATION**

The Chairman indicated that the next item for consideration was Item No. 7, a public hearing on the proposed amendments to the Zoning Ordinance regarding accessory buildings and drive-through facilities in the Village Form Based Code Overlay District and to clarify banner sign placement criteria. The Chairman asked for a report. Ms. Bugge submitted her report to the Planning Commission, and the same is incorporated herein by reference.

The Chairman asked if there was any questions of Ms. Bugge. Hearing none, he called for public comment. There being no public comment, the Chairman called for Planning Commission deliberations.

After a brief discussion, Mr. Benson made a motion to recommend approval of the text amendments, as proposed, to the Township Board. The motion was seconded by Ms. Gelling. The Chairman called for a vote on the motion, and the motion passed unanimously.

### **Work Item: Master Land Use Plan Discussion**

The Chairman indicated that the next item on the Agenda was a work item. He said the item for consideration was the Master Land Use Plan. Ms. Stefforia submitted, on behalf of the Planning Department, several reports consisting of the Visioning Workshop compilation of the Strengths/ Opportunities and Weaknesses/Threats identified, Mapping Exercise Results and the Turning Point Results, a proposed draft for comment of an Opinion Survey, and a letter from Helen Brodasky dated October 27, 2008. These reports are incorporated herein by reference.

After a fairly lengthy discussion, it was the consensus of the Planning Commission that the report concerning the Visioning Workshop Input - compiled Strengths/Opportunities and Weaknesses/Threats, as well as the Mapping Exercise Results report, be analyzed, but with the understanding that both were based on a limited session of approximately 44 people who made those comments or constructed the pertinent map. With that caveat, the Planning Commission agreed to add the items to the overall Master Land Use Plan public input data.

There was an extensive discussion regarding the proposed Opinion Survey. There were several comments from the Planning Commission that some of the questions were leading or not proposed with enough context and might want to be reworked. There was also a question as to the propriety of several questions and whether they would be considered divisive and should be reworked. After a fairly lengthy discussion, it

was the consensus of the Planning Commission that they would submit their comments in writing to the Planning Department no later than the Planning Commission meeting of December 11, 2008, and that the Planning Commission could then take up consideration of this issue at its January meeting.

**Any Other Business**

None.

**Planning Commissioner Comments**

None.

**Adjournment**

There being nothing further to come before the Planning Commission, the meeting was adjourned at approximately 8:50 p.m.

Minutes Prepared:  
December 1, 2008

Minutes Approved:  
December 11, 2008