

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

MINUTES OF A MEETING HELD DECEMBER 19, 2006

Agenda

ALLEGIS CREDIT UNION - SITE PLAN REVIEW - 5713 VENTURE PARK - (PARCEL NO. 3905-25-153-020)

THE ROCK - SITE PLAN AMENDMENT - 2901 NORTH 10TH STREET - (PARCEL NO. 3905-11-230-038) - FROM TABLE OF NOVEMBER 28, 2006

2007 MEETING DATES

A meeting of the Oshtemo Charter Township Zoning Board of Appeals was held on Tuesday, December 19, 2006, commencing at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Mike Smith
 Dave Bushouse
 Duane McClung

MEMBERS ABSENT: Millard Loy, Chairman
 Roger Taylor

Newly appointed, but not yet active members, of the Zoning Board of Appeals present were Grace Borgfjord and Cheri Bell.

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

Call to Order

The Acting Chairman, Duane McClung, called the meeting to order at approximately 3:00 p.m. The Acting Chairman explained to those in attendance that there were only three voting members of the Board present. The members-elect appointments would not be effective until January 1, 2007.

Minutes

The Acting Chairman said the first item on the Agenda for consideration was the approval of Minutes of November 28, 2006. Mr. Bushouse made a motion to approve the Minutes as submitted. The motion was seconded by Mr. Smith. The Chairman called for a vote on the motion, and the motion passed unanimously.

The Acting Chairman informed those in attendance that because there were only three members of the Zoning Board of Appeals present, that it would require a unanimous decision in order to approve the applicants' requests; and, as was the standing practice of the Zoning Board of Appeals, it would allow anyone to table their request until a full complement of the Board could be present. Representatives of the Allegis Credit Union asked to proceed. The representatives of The Rock asked that their matter be tabled until the next meeting of the Zoning Board of Appeals, which will be January 23, 2007.

ALLEGIS CREDIT UNION - SITE PLAN REVIEW - 5713 VENTURE PARK - (PARCEL NO. 3905-25-153-020)

The Acting Chairman said the next item on the Agenda was a request for approval of the site plan for a proposed 2,833 square foot building addition to property located 5713 Venture Park, Parcel No. 3905-25-153-020. The Chairman asked to hear from the Planning Department. Mr. Brian VanDenBrand submitted his report to the Zoning Board of Appeals dated December 19, 2006, and the same is incorporated herein by reference. Mr. VanDenBrand explained that the plan was to expand the existing credit union which had been originally approved on July 10, 1995. He asked that the Board note that the credit union occupied two sites in the Venture Park Condominium Development and provided an aerial photograph of the parcel. Mr. VanDenBrand then proceeded to take the Board through the review process as required by Section 82.800 of the Zoning Ordinance, as more fully set forth in his report.

The Acting Chairman asked if there were any questions of the Planning Department. Mr. Bushouse asked if the drainage was sufficient to handle the increased development. Mr. VanDenBrand said that would be up to the Township Engineer and would be addressed under Subsection G of the review which required Township Engineer approval.

The Acting Chairman asked if there was any input from the applicant. Ms. Shannon Streich of Continental Designs said she thought the Planning Department had done a great job in handling their request and said she would be willing to answer any questions.

There being no questions, the Acting Chairman asked to hear from the public. There being no public comment, the Acting Chairman called for Board deliberations. Mr. Smith said he thought the proposal appeared to be in order. Ms. Borgfjord asked if this was being done in one or two phases. Ms. Bugge explained that when the plan was originally reviewed, it was proposed to be done in two phases, but the original request did not call for phasing of the development, so the addition had to be considered separately.

Mr. Bushouse asked if there would be any additional signs added to the property. Ms. Streich indicated there would be no changes in signs.

The Acting Chairman said he thought everything looked in order and would consider a motion. Mr. Smith made a motion to approve the site plan, with the following conditions:

1. Any future building-mounted lighting is subject to Staff approval and shall be in accordance with Section 78.700 of the Zoning Ordinance.
2. A detailed landscaping plan depicting Type "C" greenspace on the west side, and type "A" greenspace on the north and south sides of Site 2 shall be provided and approved prior to the issuance of a building permit.
3. Landscaping shall be installed consistent with the approved plan or a performance guarantee posted in accordance with Section 82.950 prior to the issuance of a Certificate of Occupation.
4. Site plan approval shall be subject to the applicant satisfying the requirements of the Fire Department, pursuant to the adopted code.
5. Site plan approval of storm water disposal shall be subject to the applicant satisfying the requirements of the Township Engineer.

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

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The Acting Chairman The Chairman noted that Item #4 would not be considered at the request of the applicant and it was tabled until January 23, 2007.

2007 MEETING DATES

The Acting Chairman said the next item for consideration was the approval of the meeting dates for the Zoning Board of Appeals. Mr. Bushouse made a motion to

approve the meeting dates as submitted. Mr. Smith seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

Other Business

The Acting Chairman asked if there was any other business. Ms. Stefforia told the members that meetings had tentatively been scheduled for joint meetings of all of the Boards of the Township. She asked if the Zoning Board of Appeals' members would be available to start those meetings at 6:00 p.m. All of the members and members-elect agreed that they could meet at 6:00 p.m. for the joint meetings. There was a request by Zoning Board of Appeals' members for a specific agenda to govern those joint meetings with the Township Board and Planning Commission.

Adjournment

There being no further business to come before the Zoning Board of Appeals, the Board adjourned at approximately 3:14 p.m.

OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS

By: Millard Loy, Chairman

By: Mike Smith

By: Roger Taylor

By: Duane McClung

By: Dave Bushouse

Minutes Prepared:
December 27, 2006
Minutes Approved:
January 23, 2007