

OSHTEMO CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD APRIL 24, 1997

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Agenda

BALKEMA - REZONING (#97-5)

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A meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, April 24, 1997, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall, pursuant to notice.

Members Present:            Wilfred Dennie, Chairperson  
                                 Ted Corakis  
                                 Millard Loy  
                                 Marvin Block  
                                 Lara Meeuwse  
                                 Elizabeth Heiny-Cogswell

Member Absent:            Ken Heisig

Also present were Patricia R. Mason, Township Attorney, and six (6) other interested persons.

**CALL TO ORDER**

The Chairperson called the meeting to order at 7:05 p.m.

**AGENDA**

Mr. Block moved to approve the agenda as submitted. Mr. Loy seconded the motion. The motion carried unanimously.

**MINUTES**

The Planning Commission next discussed the minutes of the meeting of April 10, 1997. Mr. Corakis moved to approve the minutes as submitted, and Mr. Loy seconded the motion. The motion carried unanimously.

**BALKEMA - REZONING (#97-5)**

The next item was consideration of the rezoning of approximately 100 acres located in the West ½ of Land Section 24 on the north side of KL Avenue with approximately 2,200' of frontage thereon. The subject property is adjacent to the north and west of Chateau Manor Mobile Home Park. The Planning Commission would consider rezoning of this

property from the "R-4" Zoning District to the "R-2," "R-3" and/or "R-5" Residence District Zoning classification. The Planning Commission would further consider amendment of the 9th Street Focus Area Development Plan contained in the Master Land Use Plan regarding this property. It was noted that the item had been tabled from the meetings of March 27 and April 10, 1997.

A letter had been received from the applicant, John Balkema, requesting that the item be tabled for at least one month so as to allow the applicant to consider options for development of the property as zoned. The Chairperson stated that historically the Planning Commission has honored such requests from applicants. It was suggested that the item be tabled to the first or second meeting in June.

Mr. Loy moved to table the item to the meeting of June 26, 1997. Mr. Corakis seconded the motion. The motion carried unanimously.

### **OTHER BUSINESS**

Mr. and Mrs. Powers had sent a letter relative to development on 6th Street and their concern regarding the safety of the entrance to the plat. Kalamazoo County Road Commission had reviewed, and the entrance had been revised pursuant to their recommendations. These issues are up to the Kalamazoo County Road Commission.

A question was posed as to when the 9th Street Focus Area rezonings will go before Township Board. The Chairperson will inquire, but that item may be considered May 13, 1997.

### **ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 7:22 p.m.

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

BY: *Lara Meeuwse*  
Lara Meeuwse, Secretary

Minutes prepared:  
April 25, 1997

Minutes approved:  
5-8-97

AGENDA: \_\_\_\_\_

DATE: April 24, 1997

MINUTES: Planning Commission

SENT: May 16, 1997

ZBA

- \_\_\_\_\_ Lara M.
- Dave B.
- Bill S.
- Brian
- Tom B.

PEOPLE

Home Builders Association  
 5700 West Michigan  
 Kalamazoo, MI 49009

Oshtemo Business Association  
 P.O. Box 1  
 Oshtemo, MI 49077

PC

- Libby
- Marvin
- Lara
- Ken H.
- Millard
- Ted C.
- Wilfred

McGraw-Hill/F.W. Dodge  
 4000 Portage Road  
 Kalamazoo, MI 49001

5-7-97

TB

- Fred
- \_\_\_\_\_ Dave B.
- \_\_\_\_\_ Marvin
- Norm

OFFICE

- Becky
- Bob
- Marci
- Lois
- Ron
- Tony
- Jim
- \_\_\_\_\_ Attorney's
- \_\_\_\_\_ Index
- Elaine

Total



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
616-375-4260 FAX 375-7180 TDD 375-7198

## NOTICE

### OSHTEMO TOWNSHIP PLANNING COMMISSION MEETING

April 24, 1997  
7:00 p.m.

### AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes

- April 10, 1997

4. Rezoning - Balkema (#97-5)

*: Tabled from April 10, 1997 Planning Commission Meeting*

Consideration of the rezoning of approximately 100 acres located in the west ½ of Land Section 24 on the north side of KL Avenue, with approximately 2,200' of frontage thereon. The subject property is adjacent to the north and west of Chateau Manor Mobile Home Park. The Planning Commission will consider rezoning of the subject property from the "R-4" to the "R-2", "R-3" and/or "R-5" Residence District Zoning classification.

Consideration of review/amendment of the 9th Street Focus Area Development Plan contained within the Master Land Use Plan with regard to the property described in No. 4 above.

5. Other Business
6. Adjourn

-over-

**\*\* SCHEDULE OUTLINE**

**May 8, 1997 Planning Commission Meeting**

- : Text Amendment - "I-R" District
- : Text Amendment - 9th Street Focus Area Overlay Zone

RECEIVED APR 18 1997

Mr. & Mrs. D. V. Powers  
8656 West "G" Avenue  
Kalamazoo, MI 49009

April 10, 1997

Oshtemo Twp. Board  
7275 West Main Street  
Kalamazoo, MI 49009

To the Zoning Committee,

We have watched the recent progress of the new housing development north of M 43 on the east side of 6th Street. To the north of the present plat road is the crest of a hill which, if the road to the plat is to stay where it is, will likely be a fantastic aid many future accidents. Unless someone plans to go to the expense of shaving off the top several feet of the [6th Street] hill or put a STOP SIGN on 6th Street at that point, we are sure you will entertain the possibility of many accidents there in the future.

We've noticed that there are currently several stakes with grade markings in that area indicating that the *permanent* road will be where it currently is situated. Maybe the Developer or the Township already have plans to knock off the crest of that hill to remove the visibility obstruction, but if not, we strongly urge you to look into it.

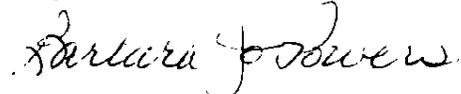
Oshtemo Township is known as a "stickler" when it comes to zoning for entrances and exits i.e. the Strip Malls in the area. If you've ever used caution before, we are hoping you'll do so in this matter as well. Please keep in mind that 6th Street is a heavily traveled main road in this part of the County, and traffic will continue to increase as residential developments in the area increase.

We would appreciate hearing from you concerning this matter. Thank you.

Your neighbors,



Doyle V. Powers



Barbara Jo Powers

cc: Kalamazoo County Road Commission



# Langworthy LeBlanc, Inc.

COMMUNITY PLANNING CONSULTANTS

April 23, 1997

Ms. Becky Harvey, Zoning Administrator  
Oshtemo Charter Township  
7275 West Main Street  
Kalamazoo, MI 49009-9334

Re: Balkema Rezoning - Section 24

Dear Ms. Harvey,

Pursuant to our recent conversation, Mr. Balkema and Mr. Keller are presently assessing development options for the 100 acre parcel located in Section 24. They are investigating use of the property under the present zoning classification utilizing techniques called for by the 9<sup>th</sup> Street Focus Area Development Plan. Their decision to examine alternative options was prompted by previous discussions with the Planning Commission and the recent meeting with you.

As you well understand, it takes time to explore the feasibility of other development options. Accordingly, and on behalf of the applicant, we request the above referenced rezoning be tabled for at least one (1) month. That should permit ample time for the applicant to decide whether he wishes to proceed with the rezoning, withdraw the application and resubmit with a different project, or possibly amend the application if that is possible.

As always, your assistance in the above is greatly appreciated. Please do not hesitate to call if there are questions or other informational needs.

Sincerely,

A handwritten signature in black ink that reads "Gerald L. Adams". The signature is fluid and cursive.

Gerald L. Adams  
Senior Planner

cc: Mr. Balkema  
Mr. Keller

15 Ionia SW  
Suite 450  
Grand Rapids  
Michigan 49503

[paul@langleblanc.com](mailto:paul@langleblanc.com)

FX: (616) 336-8478

PH: (616) 336-7750