

CHARTER TOWNSHIP OF OSHTEMO

**TOWNSHIP BOARD
PLANNING COMMISSION
ZONING BOARD OF APPEALS**

JOINT MEETING

May 20, 1997

A special meeting of the Township Board and Planning Commission was held at the Township Hall. The meeting was called to order by Supervisor Fleckenstein at 7:00 p.m.

TOWNSHIP BOARD	R. Fleckenstein E. Branch L. Brown	D. Bushouse F. Johnson M. Block	N. Anderson
PLANNING COMMISSION.	T. Corakis L. Meeuwse	W. Dennie - Chr L. Heiny-Cogswell	
ZONING BOARD OF APPEALS:	T. Brodasky	Brian Dylhoff - Chr	

Also present were six interested citizens.

Supervisor Fleckenstein introduced Libby Heiny-Cogswell, the member of the Planning Commission and welcomed her.

PLANNING/ZONING STAFF CHANGE

The Boards were advised that Becky Harvey would soon start working part-time. She will be working every other week. Becky will continue to be the Township's Planning and Zoning Administrator.

On May 29th, Mike West will join that department as a full time Planner. Mike has received a BS degree majoring in Planning. He has completed the course work for his Masters in Urban & Regional Planning from WMU.

It is intended that Becky will continue to be the resource support staff for the Boards and will attend the meetings. There may be occasions when Mike will also attend the meetings or provide the support in Becky's absence.

9th STREET FOCUS AREA

Wilfred Dennie reported that the Planning Commission, in light of three recent requests for rezoning in the 9th Street Focus Area, revisited the Focus Area Plan. They looked at what may have changed, discussed the "vision", how practical it is to implement and if the "R-3" and "R-5" zones should be added as tools to implement the Plan.

It was determined that the "R-3" would not accomplish the goals of the Plan, i.e., limiting access and coordinated design.

The "R-5" Mobile Home classification was also reviewed. The Planning Commission also felt, due to the control of the Mobile Home Commission, that this zone would not achieve the goals of the Plan.

They looked at the issue of restricting an owner's use of his property and felt the land could be developed in compliance with our ordinance. It might not be in the matter the owner desires but it would be in a way the community desires.

In order to provide another option to property owners, the Planning Commission is working on a new classification, *Overlay Zone*. This zone would be used on top of the current zone and would not require a rezoning. They would write design standards that would allow for development and follow our vision.

When questioned how long before the *Overlay Zone* would be ready, Mr. Dennie thought it could be ready by our August 19th Joint Meeting. It was decided that the draft should be reviewed by the Township Board before they hold their Public Hearing.

COMMUNICATIONS TOWER ORDINANCE

The Planning Commission has been working on language for regulating Communications Towers. We already have several in the township and with the 1996 Telecommunications Act, we could continue to get requests for tower sites.

The ordinance would provide a definition and set standards for the towers. They would be located primarily in our industrial zones.

The ordinance is now ready for Public Hearing.

PLANNING COMMISSION WORK PLAN REVIEW

Due to an abundance of applications for rezoning, the Planning Commission's work schedule has been delayed some. They will be working on the following projects:

9th Street Focus Area Overlay Zone
Village Focus Area Overlay Zone
Access Management Plan Review

SIGN ORDINANCE INTERPRETATION

The Zoning Board of Appeals recently asked that the Planning Commission for clarification of the sign ordinance as it relates to wall signage. There has been confusion about the location of wall signs.

There was a general discussion with input from the Zoning Board of Appeals members present, regarding the problem with the current ordinance language. The Planning Commission will add this item to their work schedule.

OTHER BUSINESS

Ed Sharp, representing the property owners in Country Club Village, provided an additional 4 signature pages of a petition regarding the 9th Street Focus Area. He was also concerned because there had been no discussion during this meeting about the protection of the residential area nearby.

He stated that they had purchased their property with the knowledge that there was "R-2" around them and felt it should stay that way. They were concerned about the PUD and the Overlay Zone and how it will effect them.

The petitions were received by Clerk Branch and will be added to the others.

There was no further business. The meeting adjourned at 8:20 p.m.


ELAINE J. BRANCH, CMC
TOWNSHIP CLERK


Attested: RON FLECKENSTEIN
SUPERVISOR