

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A WORK SESSION HELD JUNE 22, 2017**

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A work session of the Oshtemo Charter Township Planning Commission was held on Thursday, June 22, 2017, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

ALL MEMBERS WERE PRESENT:      Wiley Boulding Sr., Chairperson  
Fred Antosz, Vice Chairperson  
Cheri Bell  
Ollie Chambers  
Dusty Farmer, Secretary  
Mary Smith  
Bruce VanderWeele

Also present was Julie Johnston, Planning Director.

**Call to Order**

Chairperson Boulding, Sr., called the meeting to order at approximately 6:05 p.m.

**Public Comment on Non-Agenda Items**

The Chairperson called for public comment on non-agenda items. Seeing none, moved to the next agenda item.

**Future Land Use Map Revisions Discussion**

Ms. Johnston presented the following Future Land Use Map changes for Planning Commission discussion:

1. Changing the existing Transitional Mixed-Use District to a Transitional Office District.

The 2011 Future Land Use Map includes a Transitional Mixed-Use District, which is located in a variety of areas throughout the eastern portion of the Township. The District is generally found along busy corridors of the community which currently contain a mix of existing land uses. They were envisioned as areas that would provide a transition between low intensity residential uses and higher intensity general commercial uses. The types of uses permitted in the District ranged from residential to local commercial uses.

Implementation of this District was never realized in the Zoning Ordinance. Staff is concerned that the wide variety of uses permitted in the District and the myriad locations that this District has been established leaves the Township open to broad use types in areas where certain forms of development may not be appropriate.

Instead, staff proposes to change the Transitional Mixed-Use District to a Transitional Office District, essentially utilizing the R-3 District as a base for the development of this new zoning district. R-3 allows both residential and office uses, which could serve as a transition from lower density residential to higher intensity commercial uses.

## 2. Implementing a Public/Government District

Many of the properties owned by the Township have long range plans to remain their existing use. For example, the parks, cemeteries, township hall, etc. Since their future is currently set as their existing use, it seems appropriate to provide a district within the Future Land Use Map that solidifies their permanence. Staff is recommending a Public/Government District to manage these properties.

## 3. The following Future Land Use Map changes were recommended by staff:

- a. Most of the Transitional Mixed-Use Districts would change to Transitional Office District.
- b. The Village Commercial District would shrink and Local Commercial would be placed on Stadium Drive, both east and west of the Village Commercial District.
- c. The Transitional Office District would be the dominate district along 11<sup>th</sup> Street between Stadium and Parkview. Some Local Commercial is recommended on the east side of 11<sup>th</sup>, just south of the General Commercial District (hotel property). Medium Density Residential is recommended at Parkview and 11<sup>th</sup> to protect the existing residential in that area from further non-residential encroachment.
- d. Removal of the Transitional Mixed-Use District along 9<sup>th</sup> Street from the Village to the Township boundary at N Avenue. Allow the Research Office District to be planned to the 9<sup>th</sup> Street right-of-way.
- e. Change the Transitional Mixed-Use District found along West Main, just west of 8<sup>th</sup> Street, to the Local Commercial District.
- f. Remove the “dots” for the Neighborhood Commercial Nodes and clearly define the boundaries of the Local Commercial District in these areas.

- g. Consider changing the commercial district found in on KL Avenue in the 9<sup>th</sup> Street Sub-Area Plan to the Research Office District to allow for more undeveloped light industrial type property in the Township. Staff was concerned about the lack of available industrial planned property in the Township and the abundance of commercially planned property.

The Planning Commission discussed each recommendation and supported the following possible changes to be presented to the public:

- Change the Transitional Mixed-Use District to a Transitional Office District.
- Include a Public/Government District.
- Remove the “dots” for the Neighborhood Commercial Nodes and define the boundaries of the Local Commercial District.

Continued discussion will need to be had regarding the changes recommended to Stadium Drive, 9<sup>th</sup> Street, 11<sup>th</sup> Street, Parkview and West Main Street. In addition, the change to the 9<sup>th</sup> Street Sub-Area Plan will need further review.

### **Any Other Business**

Ms. Johnston informed the Commission that there will be at least four items on the July 13<sup>th</sup> meeting, two of which will be public hearings. She indicated that she expects public to attend at least one of the public hearings.

### **Planning Commission Comments**

No comments.

### **Adjournment**

The Chairperson adjourned the work session at approximately 8:05 p.m.

Minutes prepared:  
June 23, 2017

Minutes approved:  
July 13, 2017