

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

DRAFT MINUTES OF A MEETING HELD MAY 25, 2023

Agenda

PUBLIC HEARING: WEST PORT VILLAGE PUD AMENDMENT TO UNIT 1

Jeff Scheffers, on behalf of Visser Property Management, was requesting site plan and special use approval to amend Unit 1, 5401 W. H Avenue, within the West Port Village Planned Unit Development (PUD) to establish and assembly and convention hall use in addition to the existing office space for Visser Construction.

WORK SESSION:

STEERING COMMITTEE, OSHTEMO HOUSING STUDY

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, May 25, 2023, commencing at approximately 6:04 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

ALL MEMBERS WERE PRESENT: Anna Versalle, Chair
Micki Maxwell, Vice Chair
Phil Doorlag
Deb Everett
Zak Ford, Township Board Liaison
Scot Jefferies
Alistair Smith

Also present: Iris Lubbert, Planning Director, James Porter, Attorney, Colten Hutson, Zoning Administrator, Martha Coash, Recording Secretary, and approximately 16 guests, including Emily Petz from the W.E. Upjohn Institute.

Call to Order and Pledge of Allegiance

Chairperson Versalle called the meeting to order and invited those present to join in the Pledge of Allegiance.

Approval of Agenda

The Chair asked if there were any changes to the agenda. Hearing none, she moved to the next agenda item.

Public Comment on Non-Agenda Items

As no one wished to comment, the Chair moved to the next agenda item.

Approval of the Minutes of the Meeting of May 11, 2023

Chairperson Versalle asked if there were additions, deletions, or corrections to the Minutes of the Meeting of May 11, 2023.

Hearing none, she asked for a motion to approve the minutes as presented.

Mr. Ford **made a motion** to approve the Minutes of the Meeting of May 11, 2023 as presented. Mr. Doorlag **seconded the motion**. The **motion was approved** unanimously.

Chairperson Versalle moved to the next item on the agenda.

PUBLIC HEARING: WEST PORT VILLAGE PUD AMENDMENT TO UNIT 1

Jeff Scheffers, on behalf of Visser Property Management, was requesting site plan and special use approval to amend Unit 1, 5401 W. H Avenue, within the West Port Village Planned Unit Development (PUD) to establish and assembly and convention hall use in addition to the existing office space for Visser Construction.

Mr. Hutson indicated Jeff Scheffers, on behalf of Visser Property Management, was requesting site plan and special use approval to amend unit 1 within the West Port Village PUD to establish an assembly and convention hall use in addition to the existing office space for Visser Construction. The applicant was also proposing to modify exterior site elements located at Unit 1, including but not limited to, parking, greenspace and site amenities. Approved on November 18, 2004, Unit 1 serves as the nonresidential component of the residential PUD for West Port Village, located on the south side of W. H Avenue, between N. Drake Road and US-131.

On November 18, 2004, the Oshtemo Township Planning Commission granted site plan and special exception use approval for West Port Village PUD which entailed 133 residential units and one nonresidential unit. The nonresidential unit was approved to serve as office space for Visser Construction as well as a community area for the residents of West Port Village. The applicant was proposing to change the community area component within the nonresidential building to a commercial assembly and convention hall use.

He noted nonresidential uses within a PUD are limited to “Low intensity nonresidential uses such as educational, cultural, recreational, neighborhood office or neighborhood commercial nature, including uses and buildings accessory thereto...” to serve the day-to-day needs of residents in the development (Section 41.60.B). As an

assembly and convention hall use does not clearly fall into this category, the applicant requested a text interpretation from the Zoning Board of Appeals, which considered the request at their regular March 21, 2023 meeting. After discussion, the Zoning Board of Appeals unanimously interpreted that an Assembly and Convention Hall use meets the intent of Section 41.60.B of the ordinance as a neighborhood commercial use.

With this interpretation, the applicant submitted a formal application to the Planning Commission requesting to modify Unit 1. In addition to requesting to change the community area component within the nonresidential building to a commercial assembly and convention hall use, the proposed amendments include modifications to the site's parking, greenspace and amenities. The office space for Visser Construction will remain.

He indicated this application was put in motion through code enforcement action and noted many of the proposed changes have already been implemented. The applicant has been responsive and willing to work with staff to bring the site into compliance.

Mr. Hutson said three sets of criteria need to be considered: 1) the general site plan review criteria outlined in Section 64 of the Zoning Ordinance, 2) the general special use review criteria outlined in Section 65.30 of the Zoning Ordinance, and 3) the specific requirements for special uses outlined in Section 49.40. He provided a thorough analysis of the proposal against these three sections and said overall, most of the requirements of Section 64, Section 65.30, and Section 49.40 have been met.

Attorney Porter explained the ZBA decided an Assembly and Convention Hall use meets the intent of the Zoning Ordinance as a neighborhood commercial use for Unit 1 within the residential PUD of West Port Village. Now the Planning Commission needed to apply the proper standards in place to decide whether the site plan and special use approval meet those requirements.

RECOMMENDATION:

Mr. Hutson said the Planning Department staff recommended the Planning Commission approve the proposed special use and site plan for the proposed modifications to the use and layout of Unit 1 within the West Port Village PUD with the following conditions. He noted Commissioners could consider whether they believed it to be appropriate to impose additional conditions on this request.

- 1) All conditions of approval previously granted by the Planning Commission for the West Port Village Planned Unit Development shall remain in effect unless specifically modified by Planning Commission action.
- 2) Unit 1 shall consist of an office for Visser Construction and an assembly and convention hall use not to exceed 49 occupants in total. The assembly and convention hall use shall not exceed 45 occupants.
- 3) All parking related to the uses within Unit 1 shall be located on the property. On-street parking shall be prohibited.
- 4) The office hours for Visser Construction shall be limited to 7am-5pm Monday through

Friday.

- 5) The assembly and convention hall use shall be limited to the hours of 8am-10pm daily.
- 6) The two tree plantings in the proposed islands shall be changed to a species native to Michigan and installed accordingly. A revised landscaping plan shall be submitted to the Township for review and approval.
- 7) Eliminate the word 'potential' from the annotations on the landscaping plan regarding the fire pit and grill station area.
- 8) Any other additional conditions that the Planning Commission deems necessary.

Chairperson Versalle thanked Mr. Hutson for his presentation and asked if Commissioners had questions for him.

Ms. Maxwell asked if there was a definition for Assembly Convention Hall use when the PUD was enacted.

Attorney Porter said he was not sure of the same wording, but that a definition was in place. The wording was recently modified.

Ms. Lubbert said HOA provided financial support for Unit 1, but recently stopped supporting its maintenance, so it was decided to open the facility to the public in addition to residents to assist with its upkeep.

Mr. Ford asked how to determine whether the request was detrimental to the residential character.

Attorney Porter indicated 20% is allowed commercial. That would have to be weighed by Commissioners, but mixed use is allowed in a PUD. He noted the owners could put in a convenience store if desired.

Ms. Lubbert explained the special use considerations outlined in the ordinance and analyzed in the staff report are there to assist in that determination.

Hearing no further questions from Commissioners, Chairperson Versalle asked if the applicant wished to speak.

Mr. Jeff Scheffers, Visser Property Management, said they are committed to the corner and had worked with the HOA board regarding some amenities, but the board was not interested. Visser's goal is to make a beautiful spot on the corner and to increase the property value again. They want to offer something the community could use and a survey indicated people do like the community this would provide.

There were concerns from Commissioners regarding whether there would be an attendant at events, if alcohol will be allowed, how the gates will be handled, and whether people will honor the allowed parking spaces,

Mr. Scheffers said the area will be monitored by cameras and there is protection,

but not necessarily on site. A rental is usually booked for three hours. The responsible party signs a contract. As there is a large fee required in case of damage or anything that might occur, the contract signer is liable and therefore takes their responsibility seriously. If Visser is hosting an event they will have someone on site. He indicated Visser is protecting both residents and their investment in the corner property.

Ms. Lubbert noted many rentals do not have someone on site to monitor events, including the Township's facilities.

Mr. Scheffers indicated if the applicant wishes to serve alcohol, Visser has the right to refuse, but if allowed, that is addressed on the application and the appropriate legal one-day permit must be provided.

He noted there is both an ingress and an egress gate. When there are evening events, the ingress gate will be open until a reasonable time for guests to arrive, if past the usual closing time. After that time, that gate will be locked and guests will leave through the egress gate.

Ms. Lubbert noted the Commission could recommend as a condition of approval that there be a letter of understanding from the HOA regarding how the gate will be used and other operations.

Mr. Scheffers said applicants for use of the room will be educated that there are 19 sanctioned parking spaces and instructions will be specific. He noted owners also live there and if they see a problem they will intervene.

He said it was always their intent to have something rentable. They are not looking to do anything detrimental to residents. This is the most limited, low intensity commercial use they could probably do. They went to the HOA board with a proposal for them to buy the building in order to spread the cost, but the board was not interested, nor were they interested in a suggested a pickle ball court.

Mr. Scheffers noted Visser does not oppose any of the Township staff recommended conditions of approval.

Chairperson Versalle opened the meeting to public hearing and asked if any members of the public wished to speak.

Mr. Cal Asma, 5411 Harborview, asked about the defined restrictions for Unit 1.

Ms. Lubbert said staff has suggested eight restrictions as part of their recommendation for approval of the request which are outlined in the staff report.

Mr. Asma noted there have been a few events held at this site since December with no problems and said they are not dealing with a gun or liquor store or the like. He would call Mr. Scheffers if there were an issue.

Mr. Tristan Stempien, 2652 West Port Drive, voiced several concerns: 1) he felt the property management group moved forward without proper prior approval from the Township. 2) that there have been documented incidents of pranking including doorbell ringing. 3) that cameras are not sufficient to deter wandering. 4) that there will be additional risk with expanded gate hours; safety and privacy will be taken away. 5) that quiet neighborhood walks will be impacted by concern about safety with open gates. 6) increased parking issues/parking along roads adjacent to Unit 1. Obstruction has already occurred. He asked that negative impacts be considered.

At this point, Chairperson Versalle read the three written comments that were included with the meeting packet and five that were received after the packet was published. All eight written comments, a mix of positive and negative perspectives, are attached to these minutes.

The Chair asked if there were further comments from the public.

Ms. Karen Dixon, 2807 Stone Valley Lane, noted previous break-in incidents when the gate was closed and 5:00 a.m. trespassers. If the gate is open, older people in the community who planned on safety and security will be impacted. No supervisor for events is not acceptable. What assurance is there that use of fines will be result in safety? She lives one house away from Unit 1 and was concerned about liability to sidewalks and streets. The Association has paid for heat, AC and lights for the exercise room. They were asked to pay \$482,000 for the community center.

Ms. Jill Vroegindewey, 2557 Piers End Lane, said she did not have concerns, that it would be a bigger concern to her if the proposed use is not approved, as Visser could develop the corner into any other commercial space. The community had the opportunity to own the piece of property, but the residents declined. The board did not want to do anything. They passed on the opportunity to participate in the renovation, so she felt Visser has the right to do what they want.

Hearing from no other members of the public, Chairperson Versalle closed the public hearing and moved to Board Deliberations.

Mr. Ford felt there could be a much worse neighbor and felt that what was being proposed strikes the right balance. He was supportive of moving ahead with the recommendation.

Ms. Everett felt there should be a letter of understanding from the HOA.

Mr. Jefferies agreed and that included should be what happens and when, so the HOA, owner and Township have the same understanding. He was concerned about no supervision as well as the parking issue and felt there should be a little more monitoring. He wondered what we could ask for and how much violation Oshtemo would tolerate.

Ms. Lubbert said the Commission may require additional conditions on top of the

staff recommendations.

Attorney Porter suggested remote cameras for monitoring could be a condition and noted the Township has enforcement officers and if there are violations, owners could be at risk and cited.

Ms. Everett asked Mr. Scheffers if there is contact information available to residents for recourse if there are problems.

Mr. Scheffers said they have talked about that internally and that it would be a process through the board. MRM Management Co. would field calls. Four cameras already monitor the whole front of the property.

Ms. Everett said she would like to add a condition for approval that the Management Company provide contact information through Visser.

Mr. Scheffers explained the gate is automatic. It would not stay open for the whole event. If the event starts at 7:00, board members would be asked to leave the ingress gate open until 7:45. After that time, people can leave through the exit gate. There is a limited time to get in the entrance gate. The egress gate is automatic.

Chairperson Versalle asked if there could be a change to limit the open hours M-F from 8:00 am to 8 pm and weekends 8-10 p.m.

Ms. Lubbert said that could be imposed if necessary.

Mr. Ford indicated he had no concern with the open hours as proposed.

Mr. Doorlag said the Planning Commission cannot enforce or mitigate concerns. The requested use is almost as low intensity as it could be. It is an effort to still provide a benefit to the community.

The Chair said it did sound like there were some concerns at the beginning of the transformation that Visser was cognizant of and is working to eliminate, which demonstrates good neighborly stewardship.

Ms. Lubbert noted this is a special use request and that if terms are violated or there are too many issues, protections are in place and approval could be revoked.

Ms. Everett wondered if they could require a bond for alcohol use.

Attorney Porter said one-day coverage for homeowners could be imposed as a condition but he did not think Visser would not do that on their own.

Mr. Scheffers said the requirement for insurance if alcohol is to be served is already in place.

Ms. Lubbert said it could still be included as a condition just to be sure.

Mr. Ford **made a motion** to approve the proposed special use and site plan for the proposed modifications to the use and layout of Unit 1 within the West Port Village PUD with the following conditions:

1. All conditions of approval previously granted by the Planning Commission for the West Port Village Planned Unit Development shall remain in effect unless specifically modified by Planning Commission action.
2. Unit 1 shall consist of an office for Visser Construction and an assembly and convention hall use not to exceed 49 occupants in total. The assembly and convention hall use shall not exceed 45 occupants.
3. All parking related to the uses within Unit 1 shall be located on the property. On-street parking shall be prohibited.
4. The office hours for Visser Construction shall be limited to 7am-5pm Monday through Friday.
5. The assembly and convention hall use shall be limited to the hours of 8am-10pm daily.
6. The two tree plantings in the proposed islands shall be changed to a species native to Michigan and installed accordingly. A revised landscaping plan shall be submitted to the Township for review and approval.
7. Eliminate the word 'potential' from the annotations on the landscaping plan regarding the fire pit and grill station area.
8. A letter of understanding from the West Port Village HOA shall be provided to the Township outlining their understanding of the use of the security gate as it relates to this special use.
9. In case concerns or issues arise from an event hosted at this site, Visser Construction's contact information shall be provided to the West Port Village management company.

Chairperson Versalle **seconded the motion. The motion was approved unanimously.**

Attorney Porter said although not part of the Motion, Oshtemo staff will ask HOA to inform their residents of what has been approved.

At approximately 7:45 p.m. the Chair moved to a group work session.

WORK SESSION:

Steering Committee, Oshtemo Housing Study Report

Emily Petz, representative from the W.E. Upjohn Institute for Employment Research, continued work with the Planning Commission to identify appropriate tools and strategies for the Housing Study. She provided updated strategies for goals three and four for discussion.

The group reviewed goals three and four and adjusted strategies based on their discussion and suggestions from an attending member of the public.

Chairperson Versalle moved to the next item on the agenda.

OTHER UPDATES AND BUSINESS

Ms. Lubbert told Commissioners two responses to the RFP for work on the Master Plan update were reviewed and the preferred firm's proposal was approved by the Township Board. It is expected their work will begin soon.

In response to a question about the cost, she indicated the amount of the proposal was not unexpected given the scope of work and length of time estimated for completion.

She informed the commission that new member Jeff Carsons has been appointed to the Township Board.

Attorney Porter told the group the airport zoning ordinance will come to the board at its next meeting for consideration. He noted it has been cut back in scope and area of responsibility from what was previously discussed.

ADJOURNMENT

With there being no further business to consider, Chairperson Versalle adjourned the meeting at approximately 8:42 p.m.

Minutes prepared:
May 26, 2023

Minutes approved:
_____, 2023

Oshtemo Township Planning Commission
C/O Mr. Colten Hutson, Zoning Administrator
7275 West Main St
Kalamazoo, MI 49009

Re: Minutes from Oshtemo Charter Township Zoning Board of Appeals Meeting of 03/21/2023

Dear Mr. Hutson,

As a longtime association member of West Port Village Condominiums, I am writing to you to express my concerns about the impending request by Visser Property Management to continue the use of Corner 401 (formerly our clubhouse or Unit 1) as an Assembly and Convention Hall. As stated in the minutes of the 3/21 meeting the decision has been made to allow Assembly and Convention Halls as an acceptable neighborhood commercial use in a Residential PUD. I also read that future requests would be reviewed on a case by case basis.

Below is a detailed list of concerns that I ask you to share with the Oshtemo Township Planning Commission on my behalf as the Commission reviews Visser Property Management's request to allow an Assembly and Convention Hall within West Port Village Condominium. These concerns are a direct result of observations made while Visser Property Management conducted business last year at Corner 401, as an Assembly and Convention Hall. My concerns show that Corner 401, as it has operated in the past and would presumably in the future, does not have proper controls and limitations thus cause it to be incompatible and detrimental to the West Port Village Condominium.

1. Initial Design Intent – Based upon the minutes of the Oshtemo Township Planning Commission meeting of November 18, 2004 the intended use of the Unit 1 (formerly the clubhouse) was to provide space for use by the developer/builder and members of the West Port Village Condominium. Residents bought property within the condominium with the understanding that it was an amenity for condominium owners, and to this day, it is still listed in Developer's advertising as such. To my knowledge, neither have my association dues been used for maintenance, upkeep or support of this facility; nor do I believe that the association has ever paid for me to have access. Access to the exercise room and equipment was given freely by the developer from the very beginning. As I understand it, Visser Property Management unilaterally ended my access in 2021.
2. Security – West Port Village Condominium is a gated community with typical closing hours between dusk and dawn. Our community and Corner 401 (proposed Assembly and Convention Hall) can only be accessed via our entrance gate. Visser Property Management has opened the gates and left the gates open during the time the facility was in use by non-residents, at times beyond the normal gate operating schedule, resulting in compromised security for all residents.

Historically, there has been no Visser Property Management presence during the use of the property. Shortly after Corner 401 opened for business, during a late night event by held by non-residents, there was a "pranking" conducted by event attendees which involved doorbell ringing at one nearby home, at least.

3. Parking – During previous events conducted at Corner 401 by non-residents, vehicle parking has not been sufficient for event attendees. In these cases, Harborview Pass has been congested with parking on both sides of the street and on vacant lots. At times, traffic has been restricted to one lane.
4. Property Values – I am concerned that having an Assembly and Convention Hall that is commercial in nature will negatively affect my property values due to the added traffic in the neighborhood, the wear and tear on our private roads and the congestion at the entrance to our neighborhood.
5. Future – Should an exemption be made for an Assembly and Convention Hall and that business fails, what is to prevent the facility to be used as a salon, 7-Eleven or a butcher shop?

The following comments are related to the minutes of the Zoning Board of Appeals meeting of March 21, 2023. After reading the minutes for these proceedings I feel compelled to specifically address:

1. Unit 1 (formerly the clubhouse) was recently renovated by Visser Property Management and became Corner 401. Prior to the renovation, I believe the exercise room and pickleball courts were the most used assets. The renovated facility has no exercise room and pickleball courts have been removed. With those assets removed Corner 401 has less appeal than before and is even less likely to “serve the day to day needs of residents in the development”.
2. While the initial non-residential use of Corner 401 could not be considered frequent, the events could easily be considered moderate intensity. Should business use increase over time, as I would expect Visser Property Management hopes/envisions, it is conceivable that frequency and intensity could easily climb to the “moderate” category.
3. A business that is inside a gated community with but one access is detrimental to the residential character of West Port Village Condominium. During the zoning board of appeals meeting it appears that parallels were drawn between West Port Village and the Sky King Meadows PUD. Comparing the Sky King Meadows PUD along the 9th St commercial corridor to West Port Village sitting along H Ave seems inappropriate. The neighborhood commercial businesses at Sky King Meadows have their own access points off 9th St and do not require patrons to traverse residential areas, park on private streets or gain access via a security gate. It should also be noted that Sky King Meadows has access roads maintained by the county and Corner 401 access is via private roads maintained by the association members.

Thank you in advance for your consideration in this matter.

Sincerely,

A concerned West Port Village Condominium Association member

2509 West Port Drive
Kalamazoo, MI 49009
May 15, 2023

Oshtemo Township Planning Committee
7275 West Main Street
Kalamazoo, MI 49009

To Whom It May Concern:

I am writing to you in regards to the requested zoning change for the Visser property within the West Port Village condominium community.

I have some grave concerns about security when I am told that the security gate will remain open until midnight the days Visser's venue is rented for various functions. As a community of largely retired people, among them widows and widowers that sought a secure location to live, this encourages the possibility of harassment and vandalism. Some of this has already occurred since the facility has been rented out already from what I understand.

The use of alcohol at events also invites noise and mischief - disruption of the quietude we, as a community, sought when we built here. Since there is no monitoring of people at the venue even legal products from local dispensaries would be allowable. There is the possibility of damage to property, the gate which the Association maintains, and common areas.

Parking along and on both sides of the streets at past events has made it almost impossible to navigate the community. Even with an enlarged parking area, large groups will be still be forced to park along streets not designed for public, or commercial, use.

In the initial and current on-line description of West Port, the community is offered a "clubhouse and recreation area... a workout area at your doorstep.. a tennis court." All of these have been converted into a commercial venture, that fronts within the confines of the community and not on H Avenue. And for these reasons, I have to oppose the zoning change.

Truly,



Charles Bryan

WestPort Village: Oshtemo Condominiums

Beautiful free-standing condominiums within a gated community.

Whether you are looking for added luxury, convenience, or value... our condominium floor plans offer you the flexibility to modify them a number of ways.

We are particularly happy that you allowed us to "personalize" our model to make it truly "ours" and to make it more functional for our lifestyle.

~ WPV Condo Owner

Our clubhouse and recreation area offers you fun activities and a workout area at your doorstep. Outside enjoy the many benefits like a tennis court, walking trail and picnic pavilion.

Imagine living in the place where neighbors quickly become friends!

For more, information please call (269) 552-9090. Or, contact us through the website.

Oshtemo Township Planning Committee
7275 W. Main St.
Kalamazoo, MI 49009

Julie A. Stempien
2819 Stone Valley Ln
Kalamazoo, MI 49009

May 25, 2023

To Whom It May Concern:

I would like to address the Planning Commission concerning the request of Visser Property Management for plan approval to amend the use in existing Unit 1.

Since Corner 401 has been functioning there have been several events where, due to the parking lot being full, vehicles have parked on Harbor view Pass, Stone Valley Lane, and West Port Dr. It is reasonable to say that even though staff recommended on-site parking be used and no on-street parking be allowed, if the parking lot is full the attendees will park where ever they can. The obvious concerns are more traffic in, out and through our community. Vehicles parking on-street and restricting visibility through and around cars. I am concerned that this will result in an increase of accident and or injury.

During a known event, attendees did leave the site, walking through our neighborhood, knocking on at least 2 resident's doors. There is no guarantee that attendees will stay on-site. The concern, the attendees will leave the site and access our neighborhood. Since alcohol is permitted on the premise there is the possibility and likelihood that intoxication will incur. This is a huge concern and the Planning Commission need to take this into consideration. It affects our safety, our security and our liability.

The noise will be and issue for those of us in close proximity to Corner 401. Arriving, leaving and outdoor activities will impact the noise level. Add in alcohol consumption.

With these concerns I would like to drive the point that there is no known monitoring during these events. We, the community will have to deal with each and every issue. With all due respect, Visser Management can assure you and us that they will work with attendees, however, there is no guarantee that the issues will be resolved.

Since there is only one entrance and exit attendees will be using the gate to gain access. We have closing hours so accommodations will be expected. The options are, leaving the gate open and extended time after hours or giving out access codes, which can be used at any time to reenter our community. That will compromise the safety and security of our community.

I would be interested in knowing how the staff concluded that this proposal would not change or have a negative impact on our community. I respectfully disagree.

In conclusion, I want to emphasize again, there will be no known monitoring of events.

Thank you for your consideration of my concerns regarding this matter.

Sincerely,

Julie A. Stempien

Iris Lubbert

From: Dusty Farmer
Sent: Friday, May 19, 2023 10:38 AM
To: Iris Lubbert
Subject: Fwd: Planning Commission meeting on May 25

Dusty Farmer, Clerk
Oshtemo Township
269-216-5224

From: Clara Paine
Sent: Friday, May 19, 2023 9:04:15 AM
To: Oshtemo <Oshtemo@oshtemo.org>
Subject: Planning Commission meeting on May 25

CAUTION: External Email

We are Douglas & Clara Paine, longtime Oshtemo Township residents. Recently, we moved into a new condo at West Port Village.

We are writing in regard to a planning commission meeting scheduled for May 25. One of the agenda items for that meeting pertains to Corner 401, a meeting space located at West Port Village.

Corner 401 is a beautiful, newly-renovated structure located at the entrance to West Port Village. It is serving as a gathering spot for various social events, such as showers and parties.

Our experiences over the years with the Visser family—encompassing multiple generations—have been overwhelmingly positive. They do things right. We ask that you be supportive of Corner 401; it is a benefit to our township.

Thank you for your consideration of this request.

Douglas & Clara Paine

Sent from my iPad

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Iris Lubbert

From: Dusty Farmer
Sent: Thursday, May 25, 2023 10:27 AM
To: Iris Lubbert
Subject: FW: Planning Commission meeting on May 25, 2023

-----Original Message-----

From: George Spengler
Sent: Thursday, May 25, 2023 9:53 AM
To: Oshtemo <Oshtemo@oshtemo.org>
Cc: Jeff Scheffers
Subject: Planning Commission meeting on May 25, 2023

CAUTION: External Email

We are George and Jennifer Spengler and have resided in a new condo at West Port Village since July, 2021.

We are writing in regard to the planning commission meeting scheduled for May 25. One of the agenda items for that meeting pertains to Corner 401, a meeting space and business office of Visser Construction, just inside the West Port Village property.

After the WPV owners decided to not accept the offer from the Visser Property Management contribute financially to have partial ownership and rent activity space in the building in 2021 the Vissers took private ownership of this property. Renovations were made to Corner 401 to upgrade their office space and to create welcoming gathering space (both inside and outside the building).

We have noted residents' concerns about parking and gate security which we believe have been addressed by the WPV Board and the Vissers. From our perspective the Visser Property Management has made necessary adjustments to their practices when renting the gathering space and believe that they will continue to have the best interest in the residents safety and security in mind.

We request your support for the Visser Property Management in their request of a site plan and special use approval to establish an assembly and convention hall use in addition to the existing office space at the Corner 401 building.

Thank you for your consideration of this request.

George and Jennifer Spengler

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Oshtemo Township Planning Committee
7275 W. Main St.
Kalamazoo, MI 49009

Julie A. Stempien
2819 Stone Valley Ln
Kalamazoo, MI 49009

May 25, 2023

To Whom It May Concern:

I would like to address the Planning Commission concerning the request of Visser Property Management for plan approval to amend the use in existing Unit 1.

Since Corner 401 has been functioning there have been several events where, due to the parking lot being full, vehicles have parked on Harbor view Pass, Stone Valley Lane, and West Port Dr. It is reasonable to say that even though staff recommended on-site parking be used and no on-street parking be allowed, if the parking lot is full the attendees will park where ever they can. The obvious concerns are more traffic in, out and through our community. Vehicles parking on-street and restricting visibility through and around cars. I am concerned that this will result in an increase of accident and or injury.

During a known event, attendees did leave the site, walking through our neighborhood, knocking on at least 2 resident's doors. There is no guarantee that attendees will stay on-site. The concern, the attendees will leave the site and access our neighborhood. Since alcohol is permitted on the premise there is the possibility and likelihood that intoxication will incur. This is a huge concern and the Planning Commission need to take this into consideration. It affects our safety, our security and our liability.

The noise will be and issue for those of us in close proximity to Corner 401. Arriving, leaving and outdoor activities will impact the noise level. Add in alcohol consumption.

With these concerns I would like to drive the point that there is no known monitoring during these events. We, the community will have to deal with each and every issue. With all due respect, Visser Management can assure you and us that they will work with attendees, however, there is no guarantee that the issues will be resolved.

Since there is only one entrance and exit attendees will be using the gate to gain access. We have closing hours so accommodations will be expected. The options are, leaving the gate open and extended time after hours or giving out access codes, which can be used at any time to reenter our community. That will compromise the safety and security of our community.

I would be interested in knowing how the staff concluded that this proposal would not change or have a negative impact on our community. I respectfully disagree.

In conclusion, I want to emphasize again, there will be no known monitoring of events.

Thank you for your consideration of my concerns regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "Julie A. Stempien". The signature is written in a cursive, flowing style with a small flourish at the end.

Julie A. Stempien

Iris Lubbert

From: Dusty Farmer
Sent: Tuesday, May 23, 2023 7:56 AM
To: Iris Lubbert
Subject: Fwd: Comment on Visser Property Management Zoning Change to Unit 1 (Corner 401)

Dusty Farmer, Clerk
Oshtemo Township
269-216-5224

From: Sharon Soltesz
Sent: Tuesday, May 23, 2023 7:19:42 AM
To: Oshtemo <Oshtemo@oshtemo.org>
Subject: Comment on Visser Property Management Zoning Change to Unit 1 (Corner 401)

CAUTION: External Email

Good Morning,

I would like to send a quick note to express my approval on the zoning update for Visser Property Management's Unit 1, also known as Corner 401. The property has been extensively improved, and it is a nice addition to our community.

Thank you very much,
Sharon Soltesz
2562 Piers End Lane

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Iris Lubbert

From: Stephen Olson
Sent: Wednesday, May 24, 2023 3:58 PM
To: Iris Lubbert; Colten Hutson
Subject: "Corner 401" at 5401 W H Ave.

CAUTION: External Email

Dear Ms. Lubbert & Mr. Hutson,

We are sending this email, as we may not be able to attend the planned meeting tomorrow, Thursday May 25, 2023.

We have been residents of West Port Village, our home being at 2465 Piers End Court, since March 13, 2018. We believe that the current controversy over the parking, security & future changes to this facility are irrelevant.

We are very pleased with the way Jeff & Kelli Scheffers have beautifully remodeled this "Corner 401" & made it generously accessible to all of us who reside in West Port Village! Any attempt to limit their use of this facility we believe is counterproductive.

We encourage you to approve the proposed changes in wording for this facility, because Jeff & Kelli have gone over & above to earn our trust & admiration, based in part on all their efforts to beautify West Port Village. The improvements they have made to this facility & throughout our neighborhood have increased our feelings of mutual goodwill towards them, as well as, appreciating the increased value of our own individual homes in the process. We are,

Respectfully yours,

Stephen & Janet Olson

Home Phone: 1-269-254-8014

[Sent from Yahoo Mail for iPhone](#)