

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A WORK SESSION HELD APRIL 25, 2019

Agenda

DRAFT LIGHTING ORDINANCE REVIEW

DRAFT MAPLE HILL SOUTH OVERLAY ZONE REVIEW

A work session of the Oshtemo Charter Township Planning Commission was held Thursday, April 25, 2019, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

ALL MEMBERS

WERE PRESENT: Bruce VanderWeele, Chair
Ollie Chambers
Ron Commissaris
Keshia Dickason
Dusty Farmer, Secretary
Micki Maxwell
Mary Smith, Vice Chair

Also present were, Ben Clark, Zoning Administrator, James Porter, Township Attorney, and Martha Coash, Meeting Transcriptionist. Four other persons were in attendance.

Call to Order and Pledge of Allegiance

Secretary Farmer called the meeting to order at approximately 6:00 p.m. and invited those present to join in reciting the "Pledge of Allegiance."

Agenda

Secretary Farmer determined no changes to the agenda were needed and asked for a motion.

Mr. Commissaris made a motion to approve the agenda as presented. Mr. Chambers supported the motion. The motion was approved unanimously.

Public Comment on Non-Agenda Items

Secretary Farmer asked if anyone in the audience cared to address the Board on a non-agenda item. Hearing none, she moved to the next item.

Approval of the Minutes of April 11, 2019

Secretary Farmer asked if there were any additions, deletions or corrections to the Minutes of April 11, 2019. Hearing none, she asked for a motion.

Ms. Dickason made a motion to approve the Minutes of April 11, 2019 as presented. Ms. Maxwell supported the motion. The motion was approved unanimously.

Chairperson VanderWeele arrived at this point in the meeting. He moved to the next agenda item and asked Mr. Clark to lead the group through the draft lighting ordinance review.

DRAFT LIGHTING ORDINANCE REVIEW

Mr. Clark noted the provided draft document was the most up-to-date draft. He said he would try to resolve final clarifications regarding lighting ratios.

He noted staff added some new language to the draft Ordinance related to shared parking lots. A concern was brought to staff's attention related to the 0.1 foot-candle requirement at the property line and a shared parking lot which spanned two parcels. Based on the current Lighting Ordinance and this draft Ordinance, the property owner would have had to request a variance to allow lighting brighter than 0.1 foot-candles at the property line, which ran through the middle of the parking lot. New language was added to address shared parking lot scenarios.

Mr. Clark explained the 4:1 lighting ratio represents the maximum output to minimum levels of light within the lit area of a site. The maximum light should be what is measured straight down from a light pole, and tapers off to no more than 0.1 foot-candles at the property line adjacent to residential zoning and 0.5 adjacent to all other zoning and uses, and eventually to zero.

There was discussion of 54.60/General Provisions, no. 6, with the suggestion made that it be titled "Lighting Uniformity" rather than "Lighting Ratio."

After discussion it was felt it would be preferable to not have a fixed formula, wording similar to "illuminated areas will be relatively even throughout the lot" instead was suggested. The goal is to provide public safety and lighting not to bother neighbors. The group felt a lighting expert still should be consulted and agreed it would be acceptable to hire one if necessary.

It was requested that the communities whose lighting ordinances were used in developing the draft be contacted to ask how the community is dealing with the Ordinance, and if they have had problems enforcing requirements.

Residents Robert and Ruthann Volkmer had questions regarding how legal non-conforming properties with lighting that is an annoyance to neighbors is brought to the forefront to be addressed.

Attorney Porter said usually action is taken on a complaint basis if there is a violation of lighting codes

Ms. Maxwell made a motion to table this item until a lighting expert can be consulted. Mr. Chambers supported the motion. The motion was approved unanimously.

Chairperson VanderWeele asked Mr. Clark to review the next agenda item.

DRAFT MAPLE HILL SOUTH OVERLAY ZONE REVIEW

Mr. Clark said the document provided was the first draft of the new Maple Hill South Overlay Zone for the Planning Commission's consideration and systematic review for possible additions or changes. This new Ordinance is in response to the Maple Hill South Sub-Area Plan, developed as part of the 2017 Master Plan Update. The Overlay Zone is an optional ordinance, providing flexibility to the property owners to either develop utilizing the requirements of the Overlay Zone or develop applying the existing underlying zoning, which is R-2: Residence District. The Overlay Zone is intended to mirror the goals of the Sub-Area Plan, providing regulations for these goals.

He noted and shared a communication received from AVB/Hinman outlining their thoughts and ideas regarding Maple Hill South Overlay Zone development.

The group reviewed the draft through XX.10, Intent and Applicability, providing suggestions for changes to be passed on and considered by Ms. Johnston.

Ms. Smith noted the current traffic density problems and expressed her concern about the likely increases in congestion that will come as a result of increased development in the Township, particularly at West Main Street and Drake Road.

The group agreed this is of concern and that more involvement from MDOT is needed in planning future development/traffic considerations.

Curt Aardema, AVB, said AVB is appreciative to be part of the process to develop the overly zone and would be happy to provide feedback or provide opinions if requested. He said AVB would like to utilize the overlay zone but have to consider any development from a cost standpoint. They want to go above and beyond the norm, but any project development has to make sense from a cost standpoint.

OLD BUSINESS

There was no old business to consider.

ANY OTHER BUSINESS

There was no other business to consider.

PLANNING COMMISSIONER COMMENTS

Ms. Smith shared statistics from the online Kalamazoo County Master Plan, regarding Oshtemo Township's rentals, which have the highest renter occupied number of units, and 8.5 percent vacancy rate. She said the site is easy to read and recommended taking a look.

ADJOURNMENT

Hearing no further comments, Chairperson VanderWeele adjourned the meeting at approximately 7:55 p.m.

Minutes prepared:
April 27, 2019

Minutes approved:
May 9, 2019