

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A MEETING HELD JANUARY 28, 2016**

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**Agenda**

**Old Business:**

**SITE PLAN ORDINANCE AMENDMENTS**

**Other Business:**

**RR: RURAL RESIDENTIAL DISTRICT AMENDMENTS**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, January 28, 2016, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Millard Loy, Chair  
Fred Antosz  
Wiley Boulding Sr.  
Dusty Farmer  
Mary Smith  
MEMBERS ABSENT: Kimberly Avery  
Pam Jackson

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. One other person was in attendance.

**Call to Order and Pledge of Allegiance**

The meeting was called to order by Chairperson Loy at approximately 7:00 p.m., and the "Pledge of Allegiance" was recited.

**Agenda**

Chairperson Loy asked if there were any additions, deletions or corrections to the Agenda. Hearing no changes, he called for a motion to accept the Agenda as presented.

Mr. Antosz made a motion to accept the agenda as presented. Mr. Boulding Sr. seconded the motion. The motion passed unanimously.

## **Public Comment on Non-Agenda Items**

Chairperson Loy called for public comment on non-agenda items.

Ms. Ann Basac, 2411 N. 5<sup>th</sup> Street, had questions regarding any plans for future subsidized housing in the Township.

Attorney Porter explained the Township no longer participates in this program. The Ordinance was changed in 2004 or 2005 to prohibit participation because the cost of providing services is much more than income realized. There are currently three subsidized housing developments in the Township that pre-date the Ordinance change.

He also confirmed there are no current development plans for the property on the south side of Stadium Drive owned by the WMU Foundation or on West Main Street east of Meijer.

Hearing no further comments, the Chairperson proceeded to the next agenda item.

## **Approval of the Minutes of January 14, 2016**

Chairperson Loy asked if there were any additions, deletions or corrections to the minutes of January 14, 2016. Hearing none, he asked for motion to approve the minutes.

Mr. Boulding, Sr. made a motion to approve the minutes of January 14, 2016 as presented. Ms. Farmer seconded the motion. The motion was approved unanimously.

## **Old Business**

### **Site Plan Ordinance Review**

Chairperson Loy asked Ms. Johnston to address the Board regarding review of the Site Plan Ordinance.

Mr. Johnston said in order to more clearly define the site plan review process, staff developed proposed amendments for the Board's review. The intent is to be more specific regarding they types of development that require site plan review and the process under which the plans will be reviewed. The Board saw the initial draft of amendments at their December 10 meeting. Concerns with the proposed language expressed at that meeting were considered and the draft was revised to incorporate their comments and concerns. Ms. Johnston walked through the revised draft with the group.

After Board discussion, it was agreed Ms. Johnston would address a few additional points raised, then move ahead with providing a new copy of the revised Site

Plan Ordinance at the next study meeting in February for final review. If approved, the next step would be to present the amendments at a public hearing in March.

### **Any Other Business**

#### **RR: Rural Residential District Amendments**

Ms. Johnston said the development and approval of the RR: Rural Residential District took place in late 2001 and early 2002. It was developed in response to a Master Plan update that understood the decline of agricultural needs in the Township while still wanting to maintain the “rural” character. The RR District encouraged open space community provisions. However, the majority of subdivisions and site condominiums within the RR District are not developed under the open space provisions. Of 13 plats and/or site condominiums approved within the RR District since inception of the Open Space Community Ordinance in 1995, only four were developed as open space projects.

In order to encourage more open space development, she felt the Rural Residential District Density Calculations needed to be revised. She explained that the Master Land Use Plan clearly indicates that while public utilities, specifically public water, have been provided in portions of the RR area (down West Main Street), it was not done to spur development but to resolve a specific environmental problem. However, the Township Zoning Ordinance is contradictory to this statement because density in the RR District depends on whether a site has public water.

The recommended changes would allow subdivisions and site condominiums to develop with a requirement that each lot be at least 1.5 acres unless the project develops under the Open Space Community Special Exception Use.

Additionally, she recommended residential density be based on net acreage rather than gross acreage. This allows density to be determined by acreage left after streets, sidewalks and retention pond acreage has been subtracted from the total first. She noted in a standard subdivision, infrastructure takes up about 25 to 30 percent of the development. She said net density is recommended as a way to reduce the total number of lots developed on a site and hopefully allow for more of the natural environment to be preserved. Ms. Johnston noted the requested changes were reviewed with the Township Attorney, who indicated support of the changes.

Chairperson Loy said he agreed with the whole concept. He felt this was the intent of the original approval of the RR District but that it did not trickle down to Ordinance language.

Ms. Farmer said this language was a better reflection of the Master Plan and is a thoughtful plan that will provide for a give and take relationship between the Township and developers.

Attorney Porter called the proposed amendments nothing short of pure genius that will create a balance and the opportunity to preserve more open space within developments.

Mr. Antosz said he felt this was a great way to move forward.

Ms. Johnston said if authorized by the Board to move forward, a public hearing could be set for these amendments in March at the same time the hearing is held for the Site Plan Review Amendments.

Chairperson Loy asked for a motion.

Ms. Farmer made a motion to move the Amendments as presented forward to a public hearing on March 10 or 24. Mr. Antosz seconded the motion. The motion was approved unanimously.

### **PLANNING COMMISSIONER COMMENTS**

The Chairperson said there would be an open house at the Drake House on March 20 from 2 – 4 p.m. Bids will be going out for work to recreate the original driveway – expect major changes this spring.

Ms. Johnston told the Board the Michigan Association of Planning will be holding sessions on Site Plan Review and Planning and Zoning Essentials on March 9 and indicated the Township would fund registration for interested Commissioners.

Chairperson Loy said he may be absent from the March 28 meeting.

### **ADJOURNMENT**

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Loy asked for a motion to adjourn.

Mr. Antosz made a motion to adjourn the meeting. Ms. Smith seconded the motion. The motion was approved unanimously.

The Planning Commission meeting was adjourned at approximately 8:00 p.m.

Minutes prepared:  
January 30, 2016

Minutes approved:  
February 11, 2016