

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A WORK SESSION HELD JULY 25, 2019

Agenda

REVIEW OF UPDATED BY-LAWS

DRAFT: KEEPING OF ANIMALS AND HONEY BEES ORDINANCE REVIEW

DRAFT: MAPLE HILL SOUTH OVERLAY ZONE REVIEW

A work session of the Oshtemo Charter Township Planning Commission was held Thursday, July 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
Keisha Dickason
Dusty Farmer, Secretary
Micki Maxwell
Mary Smith, Vice Chairperson

Also present were Julie Johnston, Planning Department Director, and Martha Coash, Meeting Transcriptionist. Two other persons were in attendance.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m.

Agenda

The Chair asked if there were changes to the agenda.

Ms. Johnston asked that a Village Theme Development Plan Discussion be added to the agenda under "Any Other Business."

Public Comment on Non-Agenda Items

Chairperson VanderWeele asked if any member of the audience cared to address the Board on a non-agenda item. Hearing none, he moved to the next item.

Approval of the Minutes of July 11, 2019

The Chair asked if there were any additions, deletions or corrections to the Minutes of July 11, 2019. Hearing none, he asked for a motion.

Mr. Chambers made a motion to approve the Minutes of July 11, 2019 as presented. Ms. Farmer supported the motion. The motion was approved unanimously.

Chairperson VanderWeele moved to the next agenda item.

REVIEW OF UPDATED BY-LAWS

Ms. Johnston said based on review at the July 11th meeting, Staff made updates to the draft Planning Commission By-Laws and provided a copy to Commissioners.

She indicated if the Planning Commission was comfortable with the final changes, a recommendation of approval to the Township Board was needed.

Ms. Farmer noted a new secretary would need to be appointed after the by-laws are in place.

Ms. Maxwell made a motion to recommend the amended Planning Commission By-Laws to the Township Board for approval. Ms. Farmer supported the motion. The motion was approved unanimously.

Chairperson VanderWeele moved to the next agenda item.

DRAFT: KEEPING OF ANIMALS AND HONEY BEES ORDINANCE REVIEW

Ms. Johnston said a resident came to a Planning Commission meeting in February 2019 and requested the Township consider allowing beekeeping as a permitted use. In reviewing the Zoning Ordinance, bees were not addressed and therefore not permitted.

She said Staff worked with the Township Attorney, Zoning Administrator, and Ordinance Enforcement Officer to update the "Keeping of Animals Ordinance" to "Keeping of Animals and Bees Ordinance." They spent several meetings reviewing the generally accepted agricultural management practices for both animals and honey bees, as well as looking at other community ordinances, particularly in S. W. Michigan.

A draft ordinance presented updated the current ordinance to more modern practices as well as providing better clarification between animal types and placement of structures and enclosures.

The group went through the draft, suggested a number of changes and requested some clarifications. Ms. Johnston said she would pursue questions and check government regulations, rework the draft, and bring it back to the Planning Commission for further consideration.

Chairperson VanderWeele moved to the next agenda item.

DRAFT: MAPLE HILL SOUTH OVERLAY ZONE REVIEW

Ms. Johnston provided the fourth draft of the new Maple Hill South Overlay Zone. She indicated the main changes from the June meeting were within the Development Requirements table.

The group continued systematic review, with discussion focused on the Development Requirements table.

As a result of discussion changes were made, particularly to the tables' footnotes. Ms. Johnston will make agreed upon changes, will evaluate whether the development Requirements/Net Acreage definition is reasonable by applying them to some scenarios, and bring that information back to the group for further discussion.

The Chair moved to the next agenda item.

ANY OTHER BUSINESS

a. Village Theme Development Plan Discussion

Ms. Johnston provided background regarding the Village Theme Development Plan, saying the area around 9th Street and Stadium was, at one point, an historical village center. In the early 2000's the decision was made to try to recreate a "village" within the DDA area. The Form Based Code (FBC), to address form and function of buildings, was written and adopted in 2008 to help that happen.

The DDA has been concerned there is no development in the village area, largely because developers feel the FBC regulations are too onerous. A consultant was hired to review the Village Theme Development Plan and possibly adjust the FBC to make it more functional. A major suggestion for change was to address the location of buildings along the Stadium Drive corridor. The Road Commission is in control of Stadium Drive and has said no to many of the recommended changes noted in the Plan that would normally be present in a little downtown.

The DDA and PC subcommittee created a plan to loosen the regulations a little and took the plan to a joint meeting with the Township Board. Some Township Board members wanted to maintain the original vision for the area and were against the plan.

Ms. Johnston said the plan has not been completed due to some Township Trustee opposition and lack of time for the PC to turn their attention again to the plan.

The DDA would like the Planning Commission to review the plan again, and when satisfied with it, send it on to the Township Board with a request for adoption. At their last meeting the DDA approved a motion to formally ask the Planning Commission to look at the plan.

Ms. Farmer said \$30,000 was spent with WadeTrim for a report. There was considerable public outreach and input and the plan reflects the citizen input, which changed over the last 10 years. The DDA is half-way to their end and the plan should be moved forward. There was group consensus this issue should be moved forward.

Ms. Johnston will provide copies of the plan to Commissioners and place the plan on the September 12th meeting agenda for discussion.

She indicated the landscaping ordinance and the animals' ordinance would be on the August 8th agenda for review. The August 22nd meeting will include review of the Maple Hill South Overlay Zone review and a new flags and flagpoles ordinance.

PLANNING COMMISSIONER COMMENTS

In response to a question from Mr. Commissaris regarding whose responsibility it is to maintain cross-access roads, it was acknowledged management of these roads in the past was not as good before requirements were put in place for maintenance agreements by affected businesses. Future cross-access road maintenance will be better addressed.

Commissioners acknowledged that Ms. Johnston will be leaving the Township soon and thanked her for her service.

ADJOURNMENT

Hearing no further comments, Chairperson VanderWeele adjourned the meeting at approximately 8:17 p.m.

Minutes prepared:
July 27, 2019

Minutes approved:
August 8, 2019