



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180
www.oshtemo.org

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

**OSHTEMO TOWNSHIP HALL
7275 WEST MAIN STREET**

**THURSDAY, JUNE 25, 2026
6:00 P.M.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Approval of Minutes: May 28, 2026 Meeting ([Pg 3](#))
5. **Public Hearing: Land Rover Dealership (5924 Stadium Drive)**
Planning Commission to conduct a special exception use and site plan review of a proposed Land Rover dealership. Subject property is 5924 Stadium Drive, parcel 05-25-305-031. ([Pg 7](#))
6. **Work Item: Zoning Ordinance Update**
Planning Consultant to present existing land use tables, updated tables, and proposed consolidation of various zoning districts for consideration and discussion. (Energy systems zoning language is not part of this work item) ([Pg 21](#))
7. Public Comment
8. Planning Commissioner Comments
9. Other Updates and Business
10. Adjournment

Broadcast Notice:

This meeting is being streamed live on the Public Media Network website and app and recorded for watching on-demand. It is also broadcast on Spectrum and AT&T community access channels.

**Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings**

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official or staff member to respond at a later date. More complicated questions can be answered during Township business hours through web contact, phone calls, email (oshtemo@oshtemo.org), walk-in visits, or by appointment.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be Board discussion prior to call for a motion. While comments that include questions are important, depending on the nature of the question, whether it can be answered without further research, and the relevance to the agenda item at hand, the questions may not be discussed during the Board deliberation which follows.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name, but it is not required.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which does not follow these guidelines.

(adopted 5/9/2000)
(revised 5/14/2013)
(revised 1/8/2018)

Questions and concerns are welcome outside of public meetings during Township Office hours through phone calls, stopping in at the front desk, by email, and by appointment. The customer service counter is open from Monday-Thursday, 8 a.m.-1 p.m. and 2-5 p.m., and on Friday, 8 a.m.–1 p.m. Additionally, questions and concerns are accepted at all hours through the website contact form found at www.oshtemo.org, email, postal service, and voicemail. Staff and elected official contact information is provided below. If you do not have a specific person to contact, please direct your inquiry to oshtemo@oshtemo.org and it will be directed to the appropriate person.

Oshtemo Township Board of Trustees		
<u>Supervisor</u>		
Cheri Bell	216-5220	cbell@oshtemo.org
<u>Clerk</u>		
Dusty Farmer	216-5224	dfarmer@oshtemo.org
<u>Treasurer</u>		
Clare Buszka	216-5260	cbuszka@oshtemo.org
<u>Trustees</u>		
Neil Sikora	760-6769	nsikora@oshtemo.org
Kristin Cole	375-4260	kcole@oshtemo.org
Zak Ford	271-5513	zford@oshtemo.org
Michael Chapman	375-4260	mchapman@oshtemo.org

Township Department Information			
<u>Assessor:</u>			
Kristine Biddle	216-5225	assessor@oshtemo.org	
<u>Fire Chief:</u>			
Greg McComb	375-0487	gmccomb@oshtemo.org	
<u>Ordinance Enforcement:</u>			
Alan Miller	216-5230	amiller@oshtemo.org	
<u>Parks Director:</u>			
Vanessa Street	216-5233	vstreet@oshtemo.org	
Rental Info	216-5224	oshtemo@oshtemo.org	
<u>Planning Director:</u>			
Jodi Stefforia	375-4260	jstefforia@oshtemo.org	
<u>Public Works Director:</u>			
Anna Horner	216-5228	ahorner@oshtemo.org	

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD MAY 28, 2026**

AGENDA

PUBLIC HEARING: MICHIGAN HOUSING PARTNERSHIP

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, May 28, 2026, commencing at 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Michael Chapman, Township Board Liaison
Deb Everett, Vice Chair
Scot Jefferies
Alistair Smith, Chair
Jeremiah Smith (arrived 6:06 p.m.)
Ron Ver Planck

MEMBERS ABSENT: Grace Engels

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Leeanna Harris, Planning and Zoning Administrator; Colten Hutson, Zoning Administrator; Jennifer Wood, Recording Secretary; and approximately 13 members of the public.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

At 6:00 p.m., Chair A. Smith called the meeting to order. Those in attendance joined in reciting the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair A. Smith introduced the agenda and asked if there were any additions or modifications. There were none.

Trustee Chapman made **a motion** to approve the agenda as presented. Commissioner Jefferies **supported the motion**. The **motion passed** unanimously.

APPROVAL OF THE MINUTES FROM THE MEETING OF MAY 14, 2026

Chair A. Smith asked if there were any additions, deletions, or corrections to the minutes of the May 14, 2026, meeting. There were none.

Trustee Chapman made **a motion** to approve the Minutes of the May 14, 2026, meeting as presented. Vice Chair Everett **supported the motion**. The **motion passed** unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chair A. Smith opened the floor for public comments on non-agenda items, reminding speakers of the four-minute time limit. Three individuals spoke. One questioned when a small business is no longer considered small, another discussed the energy ordinance, and the third expressed opposition to battery energy storage systems.

Chair A. Smith closed public comments.

PUBLIC HEARING: MICHIGAN HOUSING PARTNERSHIP (6000 BLOCK OF PARKVIEW AVE, PARCEL 05-35-230-016)

Mr. Hutson presented the staff memo dated May 20, 2026, regarding a request for rezoning from Michigan Housing Partnership, LLC, on behalf of the property owners, Lewis and Cheryl Buell, to rezone 38.53 acres of land in the 6000 block of Parkview Avenue from C: Local Business District and R-5: Residence District to R-4: Residence District.

Mr. Hutson reviewed the generally recognized rezoning criteria, including consistency with the 2045 Oshtemo Comprehensive Plan, surrounding zoning classifications, established land use patterns, infrastructure availability, reasonable use of the property under current zoning, and potential impacts on surrounding properties. Mr. Hutson explained that the request would align the property with nearby residential zoning, provide additional housing development opportunities, and be compatible with existing medium and high-density residential uses in the area. He concluded that the proposed rezoning was consistent with the Comprehensive Plan and surrounding development patterns.

Mr. Mike West, representing Michigan Housing Partnership, LLC, stated that they intend to develop a residential neighborhood on the property to help address local housing needs. He explained that the development is anticipated to consist primarily of single-family homes with a variety of housing styles and sizes, ranging from approximately 1,100-square-foot ranch homes to larger four-bedroom residences. Mr. West noted that attached housing options were also being considered, although duplexes and triplexes were not currently proposed. He indicated that detailed development plans would be presented during a future site plan review process if the rezoning request is approved.

Chair A. Smith opened public comment on the public hearing and reminded speakers of the four-minute time limit. Two members of the public came forward to speak. Comments focused primarily on traffic, roadway conditions, public safety, and potential impacts to water and sewer infrastructure.

Chair A. Smith closed public comment.

Commissioners asked questions regarding the commercially zoned portion of the property that would remain unchanged, future access to the proposed development, and the range of uses permitted within the R-4 District. Staff explained that the retained commercial acreage includes an irrigation well serving adjacent farmland and may be reserved for future commercial development. Mr. West stated that preliminary discussions had occurred with Township staff

regarding access and that additional options were being explored, including potential emergency vehicle connections through adjacent developments or nearby properties. Commissioners were reminded that consideration of the rezoning request must be based on all uses permitted within the R-4 District, rather than solely on the applicant's current development concept. Discussion noted that the R-4 District permits a broader range of residential uses than the existing R-5 District, including single-family homes, duplexes, planned unit developments, multifamily housing, and senior housing options.

Commissioners also discussed public concerns related to traffic, roadway capacity, and the potential future extension of Atlantic Avenue. Staff noted that transportation planning efforts for the area remain under study and that traffic circulation, utility infrastructure, and access considerations would be evaluated during any future site plan review process. Some discussion occurred regarding the potential loss of future manufactured housing opportunities currently permitted under the R-5 District; however, Commissioners acknowledged that the proposed rezoning would provide additional housing flexibility while remaining generally consistent with the Township's Comprehensive Plan, surrounding zoning classifications, and established development patterns.

Commissioner Jefferies **made a motion** to recommend to the Township Board that the request be approved to rezone approximately 38.53 acres located in the 6000 block of Parkview Avenue (Parcel No. 05-35-230-016) from the R-5: Residence District and C: Local Business District to the R-4: Residence District, with approximately 1.24 acres in the northeast corner of the property remaining zoned C: Local Business District. Trustee Chapman **seconded the motion**. The **motion passed** unanimously.

PUBLIC COMMENT

Chair A. Smith opened public comments, reminding speakers of the four-minute time limit for public comment. No members of the public came forward to speak.

Chair A. Smith closed public comments.

OTHER UPDATES AND BUSINESS

Ms. Stefforia provided an update on the draft Energy Systems Ordinance, noting that staff hopes to present a draft to the Planning Commission next month. She explained that staff is coordinating with the consultant to review and discuss recommended language reflecting best practices before bringing the updated draft forward for consideration.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:42 p.m.

Minutes Prepared: May 28, 2026

Minutes Approved:

This page intentionally left blank.

June 16, 2026

Mtg Date: June 25, 2026

To: Oshtemo Township Planning Commission

From: Colten Hutson, Zoning Administrator

Applicant: Laurie Davis, Hurley and Stewart

Owner: Metro Leasing, LLC (Jeff DeNooyer)

Property: 5924 Stadium, Parcel Number 05-25-305-031

Zoning: C: Local Business District

Request: Site plan and special use approval to redevelop the property into a Land Rover dealership

Section(s): Section 64: Site Plan Review
 Section 65.30: Special Uses
 Section 49.170: New And/Or Used Car Sales Lots
 Section 18: C – Local Business District

PROJECT SUMMARY:

Jeff DeNooyer, representing Metro Leasing, LLC, is requesting site plan and special use approval to redevelop the property located at 5924 Stadium Drive into a Land Rover automotive dealership. The site is located on a 2-acre parcel on the north side of Stadium Drive between Quail Run Drive and Fairgrove Street. The site under consideration is outlined in blue on the map to the right.

On December 13, 2018, the Planning Commission granted special use approval to establish a car sales lot at 5924 Stadium Drive. Looking to make improvements to the property, the applicant is requesting to amend the special land use to establish a 19,294 gross square foot (at grade) Land Rover dealership building and go through the formal site plan review process.



ANALYSIS:

The subject project site falls within the C: Local Business District zoning designation. Car sales lots are considered a special use within the C: Local Business District. All special uses require review and approval by the Planning Commission. When reviewing this request, three sets of criteria must be considered: 1) the site plan review criteria in Section 64, 2) the general special use review criteria in Section 65.30, and 3) the specific requirements for special uses in Section 49.170. An analysis of the proposal against these three code sections follows.

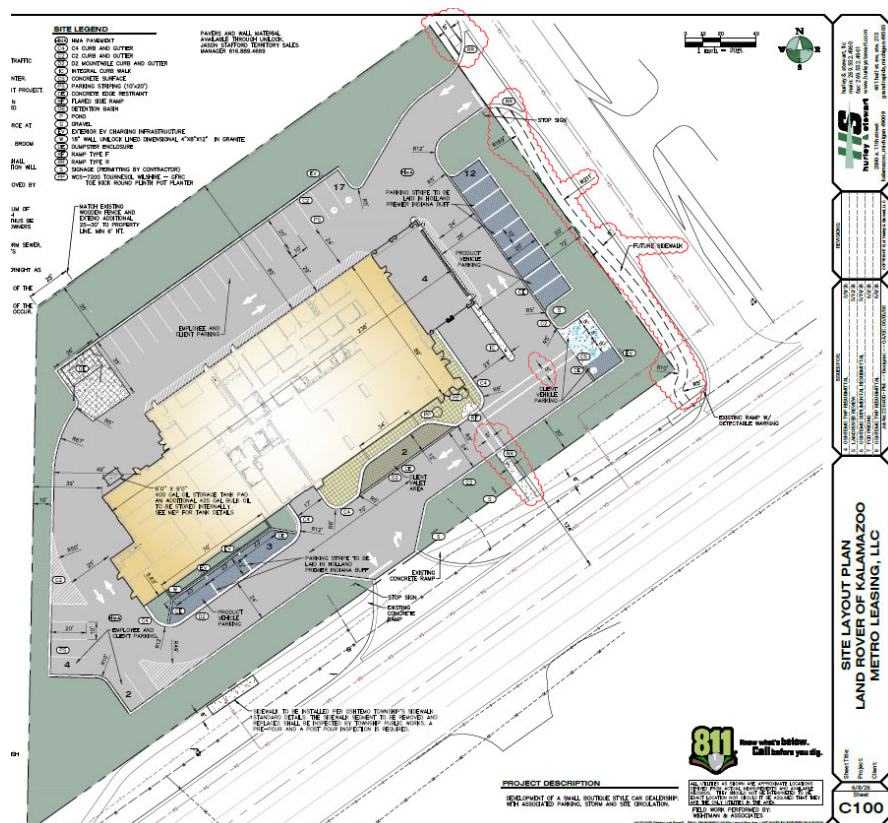
SECTION 64: SITE PLAN REVIEW

General Zoning Compliance:

Zoning: 5924 Stadium Drive is zoned C: Local Business District. The subject property abuts a condominium development to the north, Consumers Energy above ground powerlines to the west, an automotive dealership to the east, and office uses to the south across Stadium Drive.

Zoning wise, C: Local Business District is adjacent to the east and west. R-4: Residence District is adjacent to the north and R-3: Residence District is to the south across Stadium Drive.

The proposed use is a special use in this zoning district. All general zoning requirements have been met. A snapshot of the proposed site plan is shown.



Access and Circulation

Access: Site access is not changing; two driveways serve the property. Existing conditions satisfy Ordinance requirements. All circulation aisle widths meet the minimum required for two-way travel.

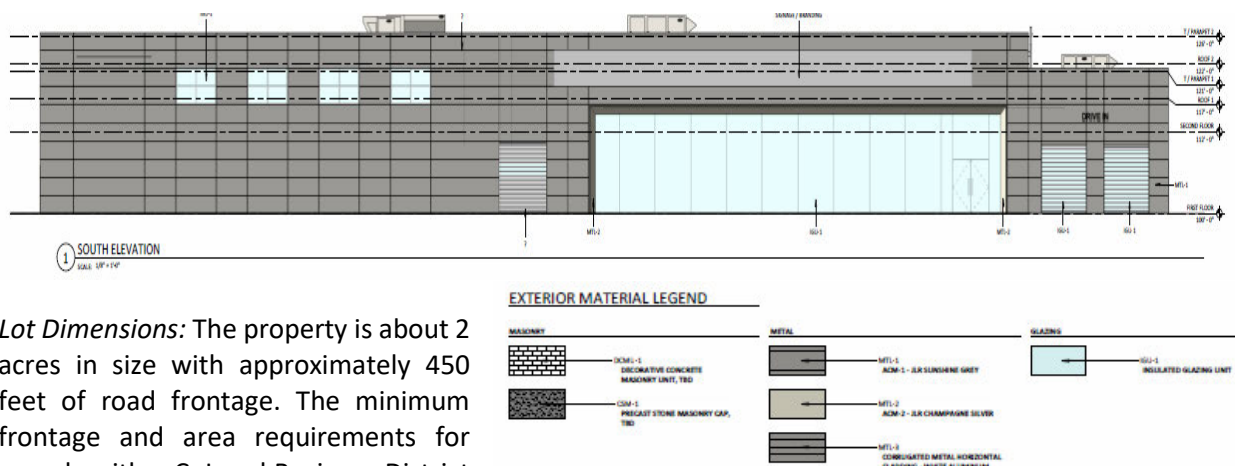
Parking: There are 44 parking spaces proposed, with a maximum of 48 spaces allowed. Six spaces will have charging stations for electric vehicles. Two ADA parking spaces are proposed and will be constructed in concrete. All parking requirements have been met.

Easements: All existing and proposed easements have been illustrated on the site plan.

Sidewalk: The Township’s Non-motorized Plan identifies a 5-foot-wide concrete sidewalk on the west side of Quail Run Drive. A 6-foot-wide sidewalk already exists along the property’s Stadium Drive road frontage. The property owner will be executing a sidewalk special assessment district (SAD) agreement for the future non-motorized facility along Quail Run Drive. A grading easement granted to the Township will be required for the sidewalk installation and should be a condition of site plan approval.

Building Design

Building Information: A 19,294 gross square foot building (at grade) to house a Land Rover dealership is proposed. The approximate 25 foot tall building will have two floors (17,836 net square feet on first floor and 2,049 net square feet on second floor). Overhead doors are proposed on the north, south, and west elevations. A snapshot of the south building elevation and materials list can be found in the image below.



Lot Dimensions: The property is about 2 acres in size with approximately 450 feet of road frontage. The minimum frontage and area requirements for parcels with a C: Local Business District designation are satisfied.

Setbacks: Per Article 50 of the Zoning Ordinance, the minimum setback along Stadium Drive is 120 feet from the center of the street right-of-way. The minimum setback along Quail Run Drive is 70 feet from the edge of the street right-of-way. The minimum setback from the north property line is 85 feet. The minimum setback from the west property line is 20 feet or the height of the abutting side of the building, whichever is greater. All minimum setback requirements for the proposed building have been met.

Fencing: A 6-foot-tall dog ear wood fence exists along the north property line. The fence is proposed to be extended an additional 25 feet to cover the full length of the property line to satisfy the screening requirements between different land uses.

Lighting: New pole mounted and building mounted lights are proposed on site. A photometric plan satisfying Zoning Ordinance requirements was provided. The cut sheets submitted show that all lights will be cut-off fixtures.

Signs: A sign permit application meeting Article 55 of the Zoning Ordinance is required before any signs are placed on the property.

Landscaping

Landscaping has already been established in areas as a part of past approvals from the Planning Commission. A 30-foot-wide landscape buffer and a 6-foot-tall fence are provided for screening purposes between the condominium and proposed dealership. Greenbelt landscaping and interior site landscaping are proposed. The presented landscaping plan satisfies Zoning Ordinance requirements.

Engineering

Oshtemo Public Works has reviewed the proposal and overall are satisfied with the site design. The plans, however, will need to be revised to show acceptable ADA-compliant grades for the construction of the future non-motorized facility on Quail Run Drive. Oshtemo Public Works also requests clarification on site elements pertaining to stormwater management and utilities. These elements of the site plan can be resolved prior to issuance of a building permit and should be a condition of site plan approval. As an additional condition of approval, Oshtemo Public Works suggests that routine inspection and maintenance of the underground stormwater system be completed by the property owner to maintain hydraulic capacity and infiltration performance over time.

Fire Department

The Fire Marshal has reviewed the site plan and is satisfied with the proposal.

SECTION 65.30: SPECIAL USE REVIEW CRITERIA

A. Master Plan/Zoning Ordinance: The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the District in which the use is located.

The Future Place Types Map detailed in the 2045 Oshtemo Comprehensive Plan identifies this area of Stadium Drive as *Neighborhood Mixed-Use*, which is comprised of areas characterized by a ‘diverse mix of uses including housing, small scale commercial, and public gathering spaces designed to foster walkability, a sense of community, and accessibility.’

This property is currently zoned C: Local Business District. New and/or used car sales lots are permissible with special use approval from the Planning Commission. From a Zoning Ordinance perspective, an automotive dealership use would be compatible with the surrounding character and is consistent with the Township’s Zoning Ordinance.

B. Site Plan Review: The Site Plan Review Criteria of Section 64

A site plan has been provided. See evaluation under Section 64.

C. Impacts:

1. The proposed use would be compatible, harmonious and appropriate with the existing or planned character and uses of adjacent properties; meaning the proposed use can coexist with neighboring uses in a stable fashion over time such that no neighboring use is unduly negatively impacted.

A car sales *lot* already exists on site. A car *dealership* is compatible with the existing character of the area, especially along the north side of Stadium Drive where other car dealerships have been established. Adding a building to house business operations and perform administrative functions is common practice for any car sales lot. With the car sales lot continuing to operate in a similar manner, being in accordance with the Zoning Ordinance, and having received prior special use approval, staff have no concerns that the proposed use will negatively affect neighboring uses.

2. Potentially adverse effects arising from the proposed use on adjacent properties would be minimized through the provision of adequate parking, the placement of buildings, structures and entrances, as well as the location of screening, fencing, landscaping, buffers or setbacks.

Staff do not foresee a significant impact of the proposed use on neighboring properties. The overall use of the property is not changing. The outdoor nature of the use is what requires special use review by the Planning Commission. The proposed building meets the minimum setback requirements. Driveway access will be provided off of Stadium Drive and Quail Run Drive. Sufficient parking is proposed. Adequate landscape buffering and fencing is provided along the property line shared with the residential condominium development to the north.

3. The proposed use would not be detrimental, hazardous, or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic, noise, smoke, odors, glare, or visual clutter.

A car sales lot has occupied the site since 2019. Large automotive dealerships including Chevrolet, Jaguar, Toyota, and Metro Used already exist next door. Other uses along this stretch of Stadium Drive include gas stations, financial institutions, convenience uses, and offices. This zoning designation is intended to provide locations within the Township where more intense commercial uses can be appropriately located. The traffic impact and trip generated summary provided to staff indicate that traffic volumes are not anticipated to result in adverse impacts to the surrounding road network. Staff do not anticipate that the proposed project will generate any negative effects on adjacent properties.

D. Environment: The natural features of the subject property shall only be cleared or altered to the extent necessary to accommodate site design elements, particularly where the natural features assist in preserving the general character of the area.

The majority of the property is already paved as it currently serves as a car sales lot. The site is devoid of natural features. The automotive dealership is proposed to have extensive landscaping throughout the property.

E. Public Facilities: Adequate public and/or private infrastructure and services already exist or would be provided, and will safeguard the health, safety, and general welfare of the public.

Municipal water and sewer are available along Stadium Drive. Stadium Drive is classified as a County primary road. Adequate public infrastructure is in place to support the proposed special use.

F. Specific Use Requirements: The Special Use development requirements of Article 49.
See evaluation under Section 49.170.

SECTION 49.170: NEW AND/OR USED CAR SALES LOTS

A. No such outdoor sales or activities in connection therewith shall be conducted upon premises which do not contain a sales office in a building.

A sales office will be established within the 19,294 gross square foot dealership building (at grade). Requirement satisfied.

- B. Adequate security outdoor lighting shall be provided upon the premises to illuminate any outdoor goods, merchandise or activities located thereon.**
A photometric plan proposing new building mounted and pole mounted lights has been submitted and found to meet Township lighting standards. Requirement satisfied.
- C. An area shall be provided for customer parking for not less than four vehicles and for such additional vehicles as may be determined to be reasonable and necessary to accommodate the particular business activity which parking spaces shall be constructed of asphalt or other hard-surface, dust-free material.**
Sufficient customer parking is proposed. All parking spaces will be constructed in asphalt or other hard, dust-free surface. Requirement satisfied.
- D. All operations and business activities, including the parking or display of sales items and equipment and outdoor sales and display area enclosures, shall be outside the required landscape areas of Section 53.**
No business operations or activities are located within a required landscape area. All requirements from Section 53 of the Zoning Ordinance have been met. Requirement satisfied.
- E. Outdoor display or parking of sales items and equipment shall be maintained on a dust free surface.**
All outdoor display or parking of sales items and equipment will be located on a dust free surface. Requirement satisfied.
- F. A defined access to the off-street parking areas shall be provided not exceeding 30 feet in width. Such access drive shall be constructed similarly to the parking areas and similarly maintained.**
Width requirements for all access drives on site are met. Requirement satisfied.
- G. The size and location of such outdoor sales businesses shall not be such as to unreasonably interrupt or impede pedestrian or vehicular travel by customers or patrons of adjoining commercial businesses.**
Oshtemo Fire and Public Works have both reviewed site access and circulation and do not have any concerns. Requirement satisfied.
- H. Sales and display areas for garden centers must be developed to provide a decorative enclosure such as wrought iron fence and columns or an obscuring wall. Wall materials shall be consistent with the primary building material(s).**
A car dealership is proposed. Criterion is not applicable. Requirement satisfied.
- I. Display of products in an enclosed outdoor sales and display area may not exceed a height of ten feet unless screened from view from outside the area, subject to Planning Commission review and approval.**
No products are proposed to be displayed within a detached building or other enclosed area. Criterion is not applicable. Requirement satisfied.

NEXT STEPS:

The Planning Commission may approve, approve with conditions, or deny the site plan and special use request.

Township staff recommend that the Planning Commission review the information provided in this report, the application and supplemental attachments, listen to the applicant's presentation, have an open dialogue with the applicant, consider public comment, if any, and then make a finding as to whether the proposed site plan and special use conform to the standards and recommendations of the 2045 Oshtemo Comprehensive Plan, Site Plan Review Criteria of Section 64, Special Use Review Criteria of Section 65.30, and the Requirements for Special Uses in Section 49.170.

If the Planning Commission finds that the site plan and special use request is supported, the following conditions are suggested by Township staff:

- 1) A soil erosion and sedimentation control permit from the Kalamazoo County Drain Commissioner's Office must be obtained prior to building permit issuance.
- 2) An updated site plan and supplemental documentation satisfying any remaining comments from the Township Engineer at time of this report be submitted for review and approval prior to building permit issuance.
- 3) A sidewalk special assessment district (SAD) agreement for the non-motorized facility on Quail Run Drive must be executed and submitted to the Township prior to the issuance of a Certificate of Occupancy.
- 4) A grading easement for sidewalk along Quail Run Drive must be executed and submitted to the Township prior to the issuance of a Certificate of Occupancy.
- 5) Routine inspection and maintenance of the underground stormwater system must be completed to maintain hydraulic capacity and infiltration performance over time.

Attachments: Application, Site Plan, Floor Plan, Elevation Drawings, and Corresponding Code Sections



Planning Department
 7275 W. Main Street
 Kalamazoo, MI 49009
 Phone: 269.216.5223
 planning@oshtemo.org

PLANNING & ZONING APPLICATION

1. Instructions & Fee Information

- Complete this application providing the requested supplemental documentation described herein, including the fee, and submit to the Planning Department for review. Incomplete applications will not be accepted.

2. Applicant Information

Name: Laurie Davis		
Mailing Address: 2800 S. 11th Street	City, State: Kalamazoo, MI	Zip Code: 49009
Email: [REDACTED]	Phone: [REDACTED]	

3. Property Owner Information

Name: Metro Leasing Jeff DeNooyer		
Mailing Address: 5850 Stadium Dr.	City, State: Kalamazoo, MI	Zip Code: 49009
Email: [REDACTED]	Phone: [REDACTED]	

4. Project Information

Project Name: Land Rover of Kalamazoo		
Project Address: 5924 Stadium Dr.	Parcel Number: #05-25-305-031	
Email: [REDACTED]		
Property Legal Description (use attachments if necessary): <small>LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, TOWNSHIP OF OSHTEMO, COMMENCING AT A POINT ON THE EAST AND WEST 1/4 LINE OF SECTION 25, TOWN 2 SOUTH, RANGE 12 WEST, 132 FEET EAST OF THE WEST 1/4 POST; THENCE SOUTH PARALLEL TO THE WEST LINE, 479.91 FEET TO THE BEGINNING; THENCE NORTH 53°39'30" EAST PARALLEL TO THE NORTHERLY LINE OF WEST MICHIGAN AVENUE, 274.09 FEET; THENCE SOUTH 36°20'30" EAST, 240 FEET TO THE NORTHERLY LINE OF SAID AVENUE; THENCE SOUTH 53°39'30" WEST, 452.56 FEET; THENCE NORTH TO THE PLACE OF BEGINNING.</small>		
Current Zoning: LOCAL BUSINESS DISTRICT	Current Use: USED CAR LOT	Area of Property: 2 ACRES
Type of Request (check all that apply): <input checked="" type="checkbox"/> Site Plan Review (type, if applicable): <input type="checkbox"/> Pre-Application <input type="checkbox"/> Rezoning <input type="checkbox"/> Text Interpretation <input type="checkbox"/> Administrative <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Accessory Building/Dwelling Unit <input type="checkbox"/> Plat/Site Condo <input type="checkbox"/> Special Exception Use <input type="checkbox"/> Other: _____ <input type="checkbox"/> Clear Cutting		
Statement of Intent: Briefly describe your request (use attachments, if necessary). SITE PLAN SUBMITTAL, REVIEW, AND APPROVAL		

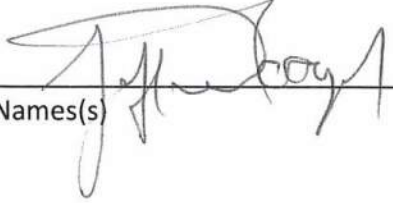
5. Required Documents for Site Plan Review

Required Documents for Site Plan Review (complete and attach to this application):

- Environmental Permits Checklist
- Hazardous Substance Reporting Form
- Site Plan, if applicable
- Access predetermination form RCKC or MDOT, if applicable

6. Signatures

Names & addresses of all other persons, corporations, or firms having a legal or equitable interest in the property:


Names(s) 	Address(es) 1426 Edgemore Avenue, Colchester, VT 05458
Names(s)	Address(es)

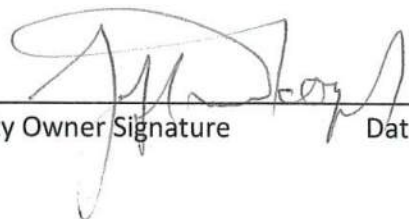
I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge, true and accurate.

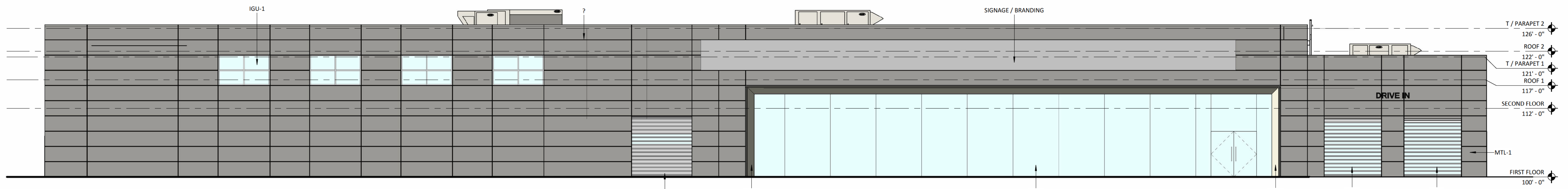
I (we) acknowledge that we have received the Township's Disclaimer regarding Sewer and Water Infrastructure.

I (we) understand the incomplete applications will not be accepted. If the application is found to be incomplete after submission, formal review and approval may be delayed. Significant revisions to an application or its attachments may result in requiring the submission of additional fees and/or additional escrow.

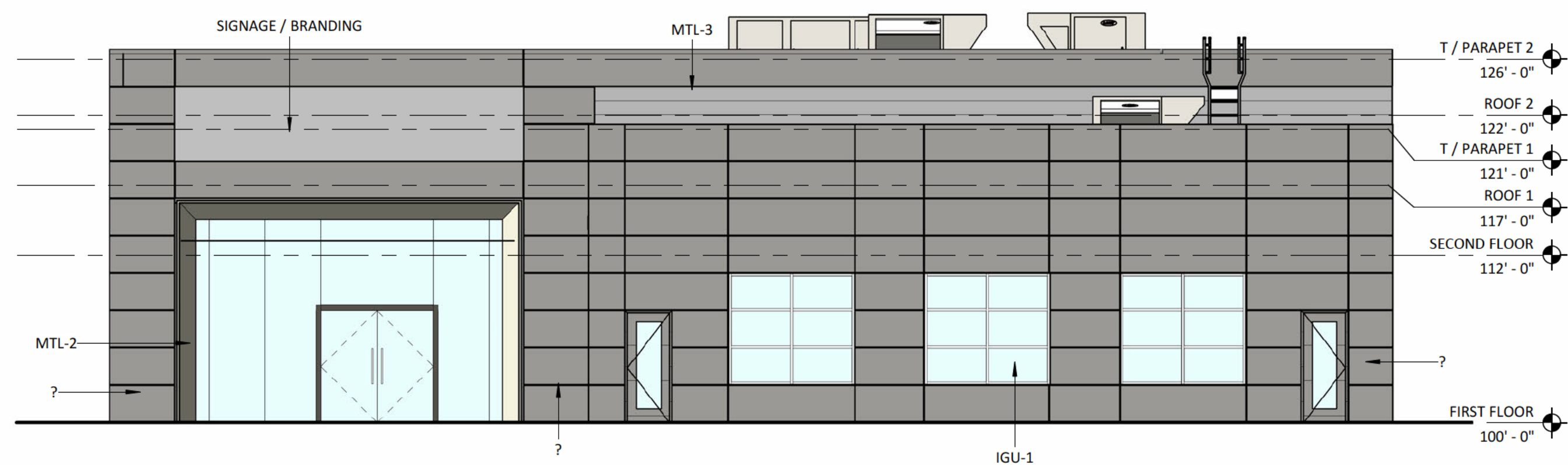
By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

 12/24/25
Applicant Signature Date

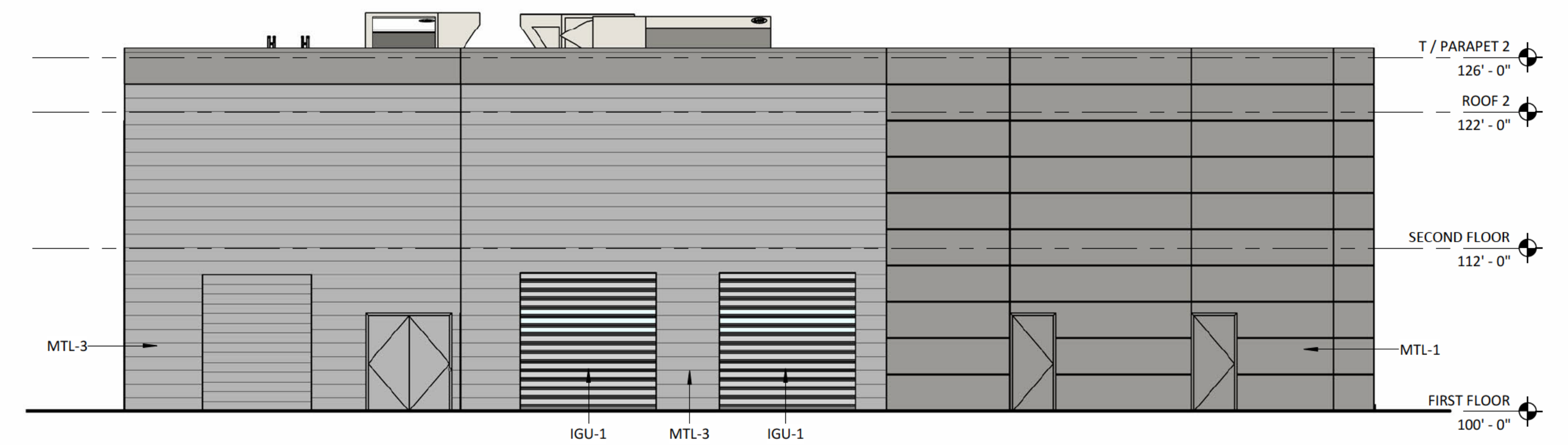
 12/30/2025
Property Owner Signature Date



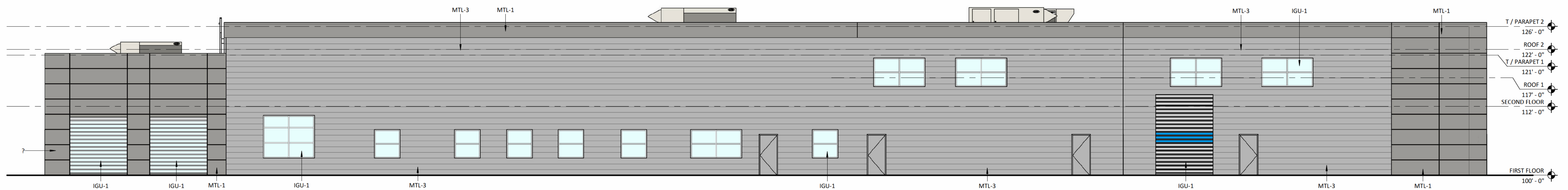
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

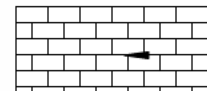


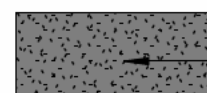




3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

MASONRY	METAL	GLAZING
 DCMU-1 DECORATIVE CONCRETE MASONRY UNIT, TBD	 MTL-1 ACM-1 - JLR SUNSHINE GREY	 IGU-1 INSULATED GLAZING UNIT
 CSM-1 PRECAST STONE MASONRY CAP, TBD	 MTL-2 ACM-2 - JLR CHAMPAGNE SILVER	
	 MTL-3 CORRUGATED METAL HORIZONTAL CLADDING - WHITE ALUMINUM	

TOTAL NET SQUARE FOOTAGE (BOTH STORIES)

 OCCUPANCY B	9,962 NET SQUARE FEET (FIRST FLOOR)
 OCCUPANCY S-1	7,874 NET SQUARE FEET (FIRST FLOOR)
	2,049 NET SQUARE FEET (SECOND FLOOR)
TOTAL	19,885 NET SQUARE FEET COMBINED

BUILDING AREA (AT GRADE)

TOTAL GROSS SQUARE FEET OF BUILDING FOOTPRINT AT GRADE	19,294 GROSS SQUARE FEET
	-1,821 GROSS SQUARE FEET (DRIVE-IN HALL)
TOTAL	17,473 NET SQUARE FEET

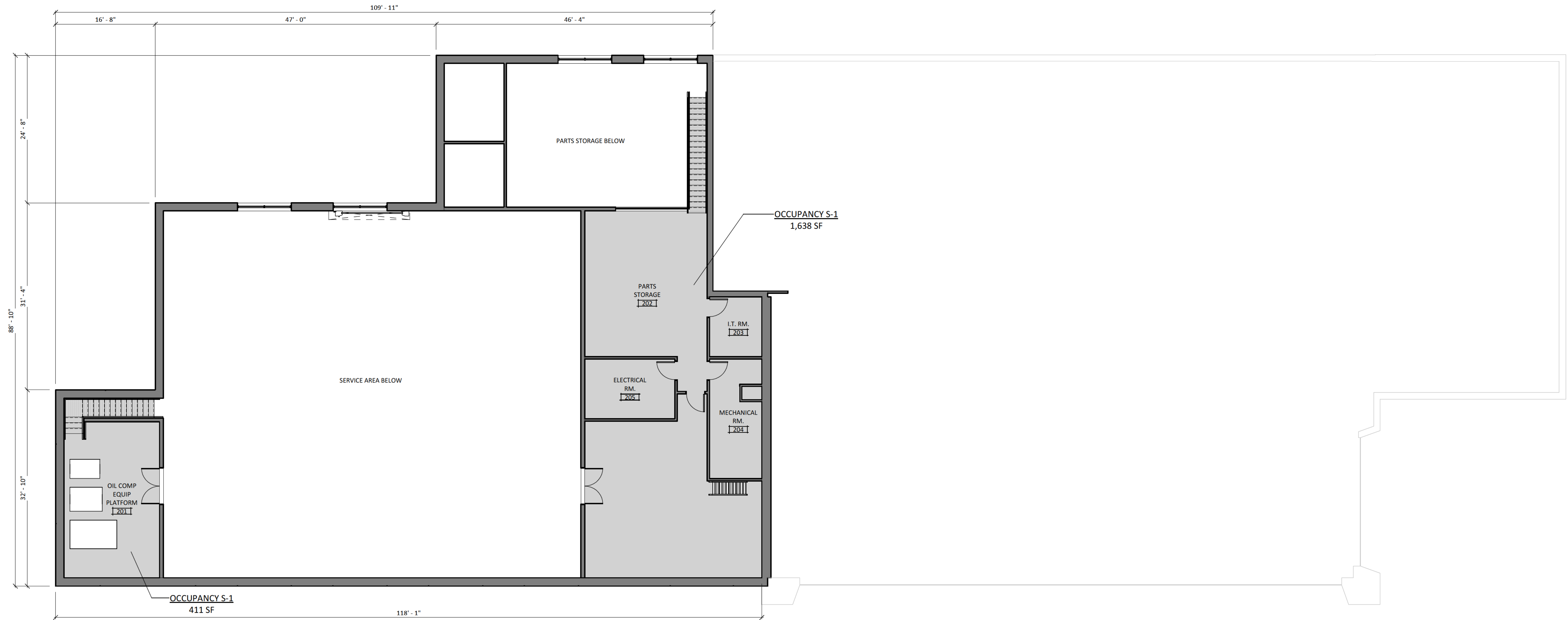


1 FIRST FLOOR AREA PLAN WITH OVERALL DIMENSIONS
SCALE: 1/8" = 1'-0"

TOTAL NET SQUARE FOOTAGE (SECOND FLOOR)

■ OCCUPANCY S-1 2,049 NET SQUARE FEET (SECOND FLOOR)

TOTAL 2,049 NET SQUARE FEET (SEE FIRST SHEET IN SET FOR COMBINED TOTALS)



1 SECOND FLOOR AREA PLAN WITH OVERALL DIMENSIONS

SCALE: 1/8" = 1'-0"

This page intentionally left blank.



Memo

To: Oshtemo Township Planning Commission

From: Jason Ball, AICP
Senior Planner

Date: June 17, 2026

Re: Zoning Ordinance Update Meeting #1

Following up on our initial discussion with the Michigan Association of Planning and the Zoning Ordinance Assessment, Progressive Companies has been working with township planning staff on zoning code updates. The first items for discussion are the list of zoning districts, the uses permitted within each zoning district, and review of the impact on the zoning map created by consolidating zoning districts.

This discussion follows up on several of the tools for zoning reform discussed during the first meeting, including collapsing zoning districts, expanding options for mixed use and multi-family zoning in commercial zoning districts, and allowing for more missing middle housing options. These proposed updates also implement recommendations of the comprehensive plan.

ZONING DISTRICT CONSOLIDATION

We are recommending simplifying zoning districts consistent with the recommendations of the comprehensive plan. This includes the following changes:

- Combining the R-1 and R-2 districts.
- Combining the R-3 and R-4 districts.
- Combining the BRP, I-1, and I-R districts.
- Combining the CR and VC districts.
- Reducing the number of overlay districts by incorporating overlay standards into design requirements.

In addition to recommendations from the comprehensive plan, during review of the ordinance with staff we determined that the RC district can be eliminated as there are no parcels currently zoned "RC".

The table on the next page summarizes the recommended changes.

Zone Districts (Current Code)	Recommended Consolidated Districts
AG - Agricultural District	AG - Agricultural District
RR - Rural Residential District	RR - Rural Residential District
RC - Residential Conservation District	<i>Remove—no current parcels</i>
R-1 - Residence District	NEW: NR - Neighborhood Residential District
R-2 - Residence District	
R-3 - Residence District	NEW: MF - Multi-Family Residential District
R-4 - Residence District	
R-5 - Residence District	R-5 – Mobile Home District
VC - Village Commercial District	NEW: NMU - Neighborhood Mixed-Use District
C-R - Local Business District Restricted	
C - Local Business District	C - Local Business District
BRP - Business Research Park District	NEW: I-1 - Innovation and Industry District
I-R - Industrial District Restricted	
I-1 - Industrial District Manufacturing & Service	
I-2 - Industrial District Manufacturing & Service	I-2 - Industrial District Manufacturing & Service
I-3 - Industrial District Special	I-3 - Industrial District Special
Mixed Use District	Mixed Use District
West Main Street Corridor Overlay Zone	<i>Consolidate with district and use design standards if possible.</i>
9th Street Corridor Overlay Zone	
Historic Overlay Zone	
Neighborhood Commercial Overlay Zone	
Village Form-Based Code Overlay Zone	
Total Current Districts: 22	Total Proposed Districts: 11

By making these changes, the draft zoning map starts to more closely resemble the place types map. **This working version of a new zoning map is extremely preliminary, and should be utilized as a general guide to help us evaluate the impact of change in permitted uses, setbacks, and other standards on particular areas within the township. We will revisit the zoning map several times before finalizing a draft zoning ordinance.**

REFINING USE TABLES

To evaluate the various uses permitted within each zoning district, Progressive Companies produced a use table that summarizes the uses permitted within each zoning district. This table allows us to easily see the impact of consolidating zoning districts on the uses that are permitted for a particular parcel or area of the township.

The attached use table includes four separate tabs or documents, the first two summarize uses permitted in residential and commercial zoning districts under the current ordinance, and the third and fourth summarize recommended changes to permitted uses within the proposed consolidated zoning districts. The consolidated zoning district use tables also include notes to indicate points of discussion or issues to be considered by the Planning Commission. During the meeting on June 25th we will walk through the tables and discuss key issues. A few key topics to discuss related to permitted uses are:

- The inclusion of single family attached dwelling units (i.e., townhomes) as a permitted use.
- Permitting two-family dwellings in neighborhood residential districts (formerly R-1 and R-2).
- Establishment of a new section in general provisions to govern special events, versus giving special events their own “use” within various zoning districts.
- Permitting multi-family dwellings in the C-Local Business and new NMU-Neighborhood Mixed Use districts.
- Establishing a use for restaurant drive-throughs and differentiating between traditional drive-throughs and pick-up windows.
- Addressing short-term rentals (i.e., Airbnb, VRBO, etc.)
- Establishing a new use for food trucks.
- Consolidating and clarifying various uses and definitions to reduce duplication.

NEXT STEPS

During the next meeting we will present a refined use table and working zoning map based on our discussion. We will also review proposed changes to district standards for lot size, lot width, setbacks, and other dimensional standards. Depending on available time, we will also discuss design standards for residential uses at the July meeting.

**Oshtemo Township Use Table Analysis
Residential Districts**

USE	KEY		R1 & R2 combined	R3 & R4 combined	R5 (Mobile Home District)	RC	Notes
	Green	New addition/change					
	Red	Deletion					
	P	Permitted					
	PC	Permitted w/conditions					
	SU	Special uses					
USE	AG	RR	Neighborhood Res.	Multi-Family Res.	R5 (Mobile Home District)	RC	Notes
Agricultural							
Agribusiness	PC	PC					
Agritourism category 1	PC	PC					
Agritourism category 2	SU	SU					
Agritourism category 3	SU	SU					
Farm Labor Housing	SU (Originally P)						
Farm operations	P						
Riding Stables	SU						
Truck gardens, greenhouses, nurseries	P	SU					
Residential							
Accessory dwelling unit	PC	PC	PC	PC			
Clustered "hamlet" residential development						SU	
Common houses with shared meeting rooms						P	
Home occupations	PC	PC	PC	PC	PC	PC	
Mobile home condominium projects and accessory buildings and uses					PC		
Mobile home subdivisions with accessory buildings					PC		
Multiple-family dwellings				P (Originally PC)			
Redevelopment of a multi-family nonconforming use where density exceeds the limitations of section 48.100				SU			This should no longer be necessary with revised district dimensions.
Single Family Attached Dwelling Units			P	P			
Single Family Detached Dwelling Units	P	P	P	P		P	Will create separate use definitions for single, two-family, 3-family, and 4-family uses.
Three or four family dwellings				P (Originally PC)			
Two Family Dwelling Units			PC	P			
Care Facilities							
Adult Foster Care Family Home	P	P	P	P	P		
Child care centers and group child care homes			PC	P			
Family Child Care and Group Child Care Homes	P	P	P	P	P	P	
Foster Family Home	P	P	P	P	P		
Larger facilities for child and adult foster care			SU	PC (Originally SU)	SU		
Nursing or senior citizens homes			SU	P			
Qualified Residential Treatment Programs	P	P	P	P	P	P	

**Oshtemo Township Use Table Analysis
Residential Districts**

USE	AG	RR	Neighborhood Res.	Multi-Family Res.	R5 (Mobile Home District)	RC	Notes
Recreation							
Golf courses, parks, and outdoor recreational areas	SU	SU	SU	SU			Need to separate these definitions into public parks, golf courses, and private outdoor recreation.
Parks, equestrian trails, and outdoor recreation areas	SU	SU	SU	SU	SU	SU	
Private clubs, fraternities, and sororities				SU			
Shooting ranges and Private Clubs operating in connection therewith		SU					
Temporary outdoor events (<3 days)	PC	PC	PC	PC	SU	PC	Create a separate general provisions section for events and for food trucks.
Temporary outdoor events (>3 days)		SU				SU	
Services							
Banks				P (Originally SU)			Clarify definition with personal services uses.
Beauty parlors				SU			
Essential services	P	P	P	P	P	P	
Essential services, buildings & regulator stations		SU	SU	SU		SU	
Veterinarian clinics	P	SU					Need to consolidate various veterinary/small animal uses - ensure distinction between small animal and large animals are still kept.
Veterinary, small animal clinics				SU			
Public							
Community supported gardens >10 acres						P	
Fire Stations			P	P		SU	
Libraries		P	P	P		SU	
Nonprofit educational, noncommercial recreational and noncommercial business centers		PC					
Public and private schools		SU	SU	SU		SU	Note that local zoning does not apply to public schools.
Office and Medical							
Conversion of residence for offices				PC			
Office buildings				SU			Clarify use definitions here to not include large corporate offices.
Hotels							
Bed and Breakfast Inns	SU	SU					Use regulations should be modified to allow some rooms to be detached from the main structure.
Short-Term Rental		PC					Will create guidelines to limit impact.

**Oshtemo Township Use Table Analysis
Residential Districts**

USE	AG	RR	Neighborhood Res.	Multi-Family Res.	R5 (Mobile Home District)	RC	Notes
Misc.							
Accessory buildings incidental to the foregoing		P	P	P		P	
Cemeteries		P	P	P		SU	
Communication Towers	SU	SU	SU	SU	SU	SU	<i>Towers that meet certain locations are admin review with conditions - refer to Article 59 (ZO)</i>
Earth removal processing facilities	SU	SU	SU	SU	SU		
Funeral Homes				P			
House of Worship	P	P	P	P		SU	
Kennels	SU	SU					
Kennels, in unplatted areas		SU					<i>Combine Kennel uses</i>
Wind energy conversion systems	SU	SU	SU	SU	SU		<i>This is a part of the current draft with Energy Systems.</i>

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

		VC & CR combined	BRP, IR, & I1 combined				
USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Residential							
1,2,and 3 family dwellings		P				P	<i>Will create separate use definitions for single, two-family, 3-family, and 4-family uses.</i>
4 Family Dwelling Units		P				P	
Accessory Dwelling Unit		PC				PC	
Home occupations		PC				PC	
Multi-Family Dwelling Units	PC	PC				PC	
Nursing and senior citizen homes	SU	SU				P	
Care Facilities							
Adult Care Centers	SU	SU	SU			SU	
Child Care centers	P	P	P				
Family Child Care and Group Child Care Homes		P				P	
Larger facilities for child and adult foster care		PC				PC	
Qualified Residential Treatment Programs		PC					
Agricultural							
Farm machinery sales lot	SU		SU				
Fuel and feed yards					P		
Grain equipment and processing					P		
Recreation							
Drive - in theatres	SU						
Golf courses, parks, outdoor recreation	PC	PC				PC	<i>Need to separate these definitions into public parks, golf courses, and private outdoor recreation.</i>
Indoor recreational facilities and health clubs		P (Originally SU)				P	
Indoor theatres	P	P				P	
Parks of >10 acres subject to conditions at 49,100	P	P	P	P	P	P	<i>Allow parks as a permitted/SLU in all residential, commercial & MU districts. Combine first use in this section.</i>
Private clubs	SU	SU				P	
Skating rinks, and indoor recreational facilities in existing buildings	P	PC	P	P		P	
Skating rinks, and indoor recreational facilities.	P		SU				<i>Combine to create just one use w/above. Confirm with Article 64</i>

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Office and Medical							
Corporate headquarters or professional offices	P	P	P	P		P	Consolidate various references to offices or office buildings.
Freestanding office buildings on nonconforming substandard parcels			SU				Remove. Related to IR minimum lot size issue that will be addressed with Dimensional changes.
Hospitals and medical clinics	P		P	P			Differentiate hospitals from medical clinics or doctor's offices as a use.
Industrial office developments			SU				
Medical clinics		PC				P	
Office buildings related to building trades			SU				Remove, offices are already permitted.
Offices	P	P	P	P			
Retail							
Any business primarily for the retail sale of merchandise where manufacturing is unsubstantial	P	P	P			P	
Commercial center	PC	PC				PC	Was "P" in C
Commercial PUDs	SU	SU	SU	SU	SU		Need to determine whether we want to move to just one PUD approach.
Outdoor sales to permitted retail uses	SU	SU				SU	
Pet shops	P	PC (Originally SU)				P	
Planned shopping centers	P						
Retail and/or service establishments	P	P	P			P	
Retail businesses which supply commodities		AR				P	Combine with above to have one general retail classification.

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Services							
Banks	P	P	P	P		P	
Banks with drive through building trades	SU	SU	SU				
			P	P			
Drive in / drive through services	SU		SU			SU (Originally P)	Create a separate use for drive-through fast food. Provide greater flexibility for lower-intensity carry-out/service windows.
Drive in services for businesses, not to include restaurants		SU					Remove, addressed by other uses.
Dry cleaning establishments		P	P			P	
Laundromats and dry cleaning	P	P				P	Combine laundromat and dry cleaning drop off service
Mini-Food-Mart stations, and auto glass repair shops	P	SU					Divide into retail uses and auto-repair.
Printing, lithographic, blueprinting			P	P		P	Remove, combine with professional service uses.
Professional services like legal, financial, medical	P	P				P	Combine with other similar uses.
Service establishments, repair shops, beauty parlors, studios, flower shops, laundromats, photocopy shops	P	P				P	Clarify use list and revise definition to avoid duplication.
Veterinary clinics	PC	SU	SU			PC	Need to consolidate various veterinary/small animal uses - ensure distinction between small animal and large animals are still kept.
Hotels							
Bed and Breakfast Inns		PC				PC	Update definition so not all rooms have to be in principal dwelling of owner
Hotels, motels	P	SU				P	
Short Term Rentals		PC					Short-term rentals are a legal use in Michigan. They should be provided for somewhere in the code.
Auto/Transportation							
Autobody and paint shops			P				
Automobile repair			P	P			Combine with autobody and paint shop.
Automobile salvageable materials junkyard					PC		
Bicycle stations			P				This is an accessory use that does not require it's own classification.
Bus storage facilities				P			
Electric vehicle charging station	PC	PC	P	P	P	PC	Accessory use that should be permitted in all commercial districts and not require its own
Filling stations, carwashes	SU	SU					Do we want to allow a filling station with conditions as a special use in NMU?
Gasoline storage tanks					SU		
New and used car sales lot	SU						
Passenger bus terminals	P						

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Food and Beverage							
Brewpub	SU	P (Originally SU)				P (Originally SU)	
Microbrewery	SU	SU	P			P	
Restaurants	P	P				P	
Wine Tasting Room	SU	P (Originally SU)				P (Originally SU)	
Winery		SU	P	P		SU	
Mixed-Use							
Mixed use buildings with 2 or more different uses		P				P	
Mixed uses allowing both residential and non-residential in the same building		PC (Originally SU)				PC	
Production/Storage							
Assembly of products from prepared material			P	P			<i>Clarify/combine with similar uses (various manufacturing uses)</i>
Cement block plants					SU		
Compounding drugs, cosmetics, pottery, plastics, and food products			P	P			
Craft food and beverage production facility	SU	SU	P	P		P	<i>Clarify difference between this use and microbrewery/winery/brewpub.</i>
Distribution/Fulfillment center			SU	SU			
Ice and cold storage plant			P				
Manufacturing, compounding, assembling, or treatment of merchandise			PC	P	P		<i>Clarify/combine with similar uses (Truck terminal/service yard)</i>
Packaging of prepared materials			P	P			<i>Clarify/combine with similar uses (various manufacturing uses)</i>
Sawmill				P			
Stockyards					SU		
Storage buildings and mini warehouses			SU				<i>Clarify/combine with similar uses (warehouses).</i>
Truck terminal and service yard				P	P		<i>Clarify/combine with similar uses (distribution/fulfillment center)</i>
Warehouses, fully enclosed			PC				
Wholesale and retail lumber yards			P				
Innovation and Industry							
Production that relies on technological innovation			P				<i>Refine definition.</i>
Scientific or medical laboratories			P	P			
Solar, wind and renewable energy systems			SU	SU			<i>Clarify with uses in AG. These are also currently under review with Energy Ordinance.</i>
Wind energy conversion systems	SU	SU	SU	SU	SU		<i>Clarify with uses in AG. These are also currently under review with Energy Ordinance.</i>

**Oshtemo Township Use Table Analysis
Commercial and Industrial Districts**

USE	C	Neighborhood MU	Innovation & Industry	I2	I3	MU	Notes
Places of Worship							
House of Worship	P	P				P	
House of worship existing in a multi-tenant building	SU	SU	SU			SU	
Public							
Essential services	P	SU	P	P	P	P	
Essential services, regulator stations	SU	SU		SU	SU	P	
Proprietary schools and colleges	P	SU	P			P	
Public and Private Schools		SU					Combine with above. Note that public schools are not subject to local zoning.
Public utility buildings and storage yards				P	P		Clarify definition with essential services.
Fire Stations			P	P			
Publicly owned and operated buildings and uses	P	P	P	P	P	P	Clarify definition with various similar uses.
Events							
Temporary outdoor events <3 days	PC	PC	PC	PC		PC	Create a new general provision section for temporary events that maintains much of the current process but removes events as a separate use.
Temporary outdoor events >3 days	SU	SU	SU	SU		PC	Create a "mobile food truck" use and a new section for events.
Temporary outdoor events < 1 day		PC			PC	PC	
Temporary outdoor events > 1 day					SU		
Misc.							
Accessory buildings and uses customarily incidental to the foregoing	P	P	P	P	P	P	
Additions and exterior façade changes		P				P	Remove this as a use.
Adult regulated uses			SU	SU	SU		
Assembly and Convention Halls	SU	SU				PC	
Communication towers	SU	SU	PC	PC			
Conference center facilities		SU	SU				Combine with assembly and convention halls.
Conversion of buildings to non-residential use		SU					Remove this as a use.
Crematorium	SU			SU	SU		
Earth removal processing facilities	SU	SU	SU	SU	SU		
Funeral homes	SU					P	
Kennels			SU				
Private streets	SU	SU	SU	SU	SU	SU	
Sanitary landfill					SU		

Zoning District Consolidation

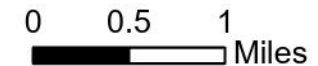
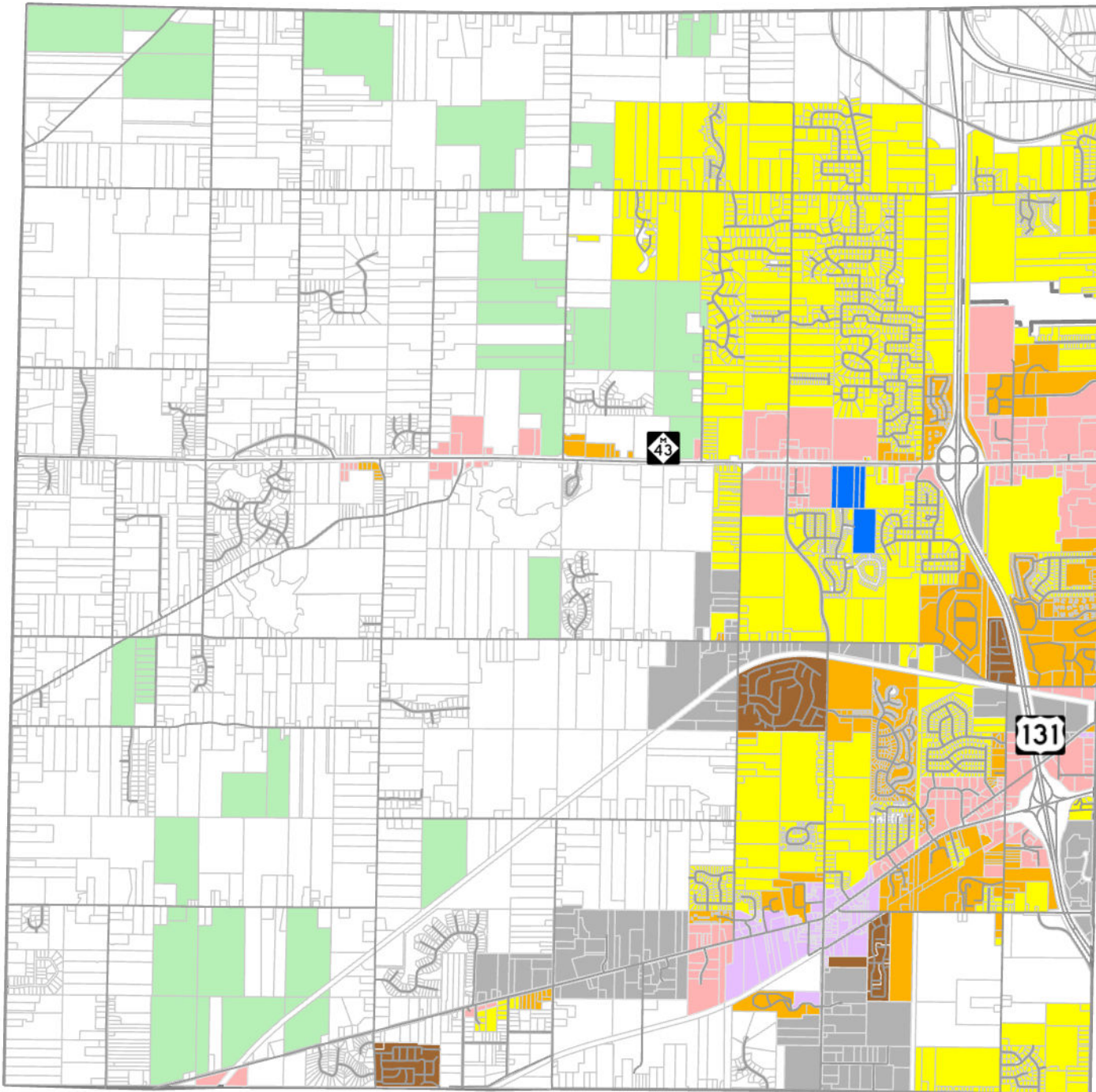
06/25/2026

Oshtemo Township, Kalamazoo County, Michigan

Legend

Consolidated Districts

- AG - Agriculture
- RR - Rural Residential
- NR - Neighborhood Residential
- MFR - Multi-Family Residential
- RMHD - Mobile Home District
- C - Commercial
- NMU - Neighborhood Mixed Use
- II - Innovation and Industry
- MU - Mixed Use



Data Source: Oshtemo Township, 2026; Michigan Geographic Data Library, 2026. Progressive Companies, 2026.



Oshtemo Township Zoning Ordinance Update

Frequently Asked Questions

June 2026

Oshtemo Township began updating its zoning ordinance in May 2026 with a Planning Commission workshop. The session included a presentation on zoning reform from the Michigan Association of Planning, followed by a discussion with Planning Commissioners led by Progressive Companies, the firm selected to lead the project.

With the recent adoption of the 2045 Oshtemo Comprehensive Plan, updating the zoning ordinance is the township's most immediate and impactful action implement the plan's goals. This FAQ provides brief answers to common questions about the zoning ordinance update. This document will be updated periodically throughout the process. For more information about the zoning ordinance update, please contact Jodi Stefforia at jstefforia@oshtemo.org or 269-216-5232.

1. Why is Oshtemo Township updating its zoning ordinance?

Updating the zoning ordinance was identified as a priority while creating the 2045 Oshtemo Comprehensive Plan. The Plan identifies a variety of updates to the ordinance that are necessary to support preservation of rural and natural areas of the township, create great places, and improve transportation choices, while also allowing for additional housing options in existing neighborhoods. Oshtemo Township received a Housing Readiness grant from the Michigan State Housing Development Authority (MSHDA) to support the cost of the update.

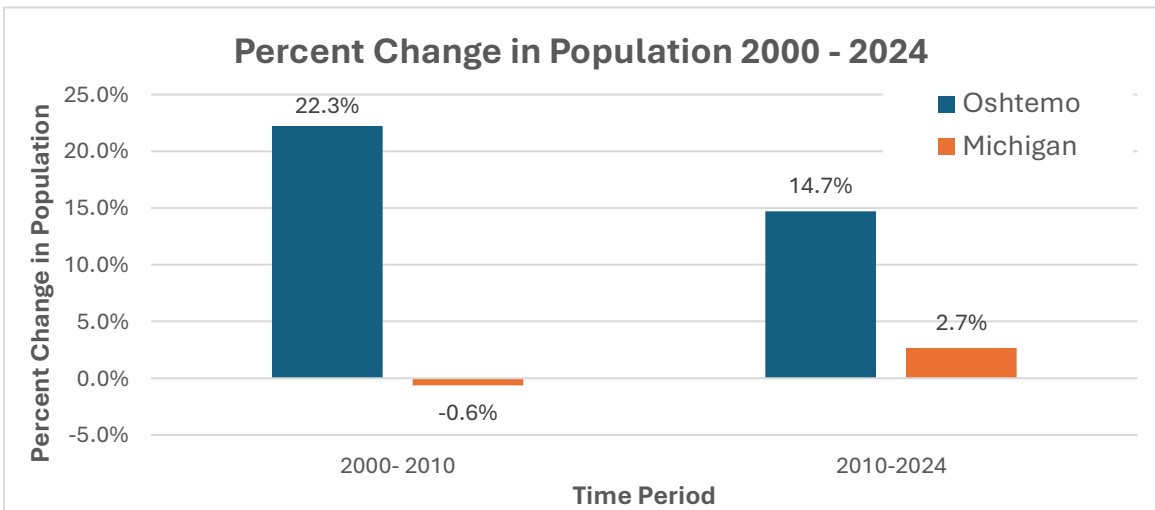
2. What is the relationship between the Comprehensive Plan and the Zoning Ordinance update?

The Comprehensive Plan, along with the place type framework and zoning plan, provides a 20-year vision for land use and development in Oshtemo. While the plan makes many zoning-related recommendations, the zoning ordinance update will not implement all of those changes at once. Instead, the Township through the Planning Commission will identify the highest-priority zoning changes needed to implement the comprehensive plan, while also updating the ordinance to make it more consistent and easier to use.

3. Providing more options for housing is a priority of this zoning ordinance update. It seems like a lot of housing is currently being built in Oshtemo Township. Why do we need more?

Several new housing projects are working their way through the permitting process. Plans for approximately 840 new housing units either have been reviewed and approved or are being considered for a future application by various developers, but that housing is many months to years away from being built. The Comprehensive Plan process identified a strong demand for smaller-scale, incremental housing choices within existing neighborhoods to supplement the large development projects. These “missing middle” housing options provide an option for retirement-age and young people looking for something other than a large single-family home or an apartment. Focusing new housing in existing neighborhoods also utilizes existing infrastructure (roads, sewer, water), rather than requiring costly extensions into new developments that the community will have to maintain in the future.

One of the major factors behind the need for more housing in Oshtemo, and throughout Michigan, is changing demographics. While the State of Michigan has seen very small population growth, Oshtemo Township has seen significant growth. **Between 2000 and 2024, the Township gained 6,847 new residents, growing from 17,005 residents in 2000 to 23,852 residents in 2024, an increase of 28.7 percent. Comparatively, Michigan grew by just 2.0 percent over the same time period. Between 2000 and 2010, Oshtemo’s population grew by 22.3 percent and between 2010 and 2024 the population grew by 14.7 percent. Since 2000, Oshtemo’s population growth has been nearly 10 times that of Michigan as a whole!**

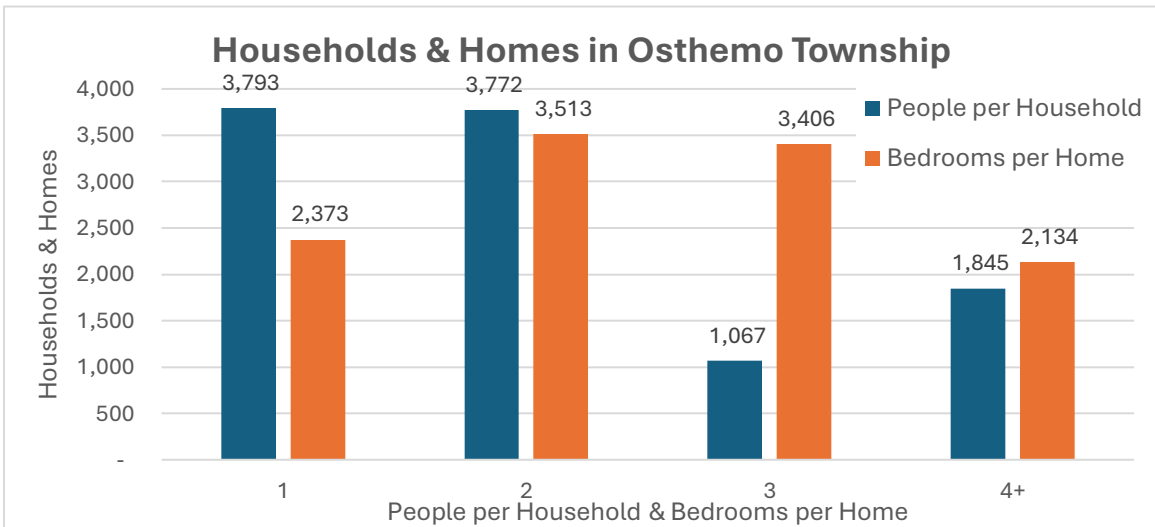


Source: US Census Bureau Decennial Census (2000 & 2010) & American Community Survey (2024)

Along with overall population growth in Oshtemo Township, changing household dynamics are driving demand for different types of housing. Smaller households are now the norm: according to the U.S. Census Bureau, 72% of Oshtemo households have only one or two people. However, just 52% of Oshtemo’s homes have one or two bedrooms. In other words, much of the current housing stock does not match the needs of existing residents.

This mismatch is likely to grow as national and statewide trends continue toward smaller families and households. As illustrated in the chart below, Oshtemo has 3,793 one-person households but only 2,373 one-bedroom homes. In contrast, there are 1,067 three-person households and 3,406 three-bedroom homes.

Many of these smaller households are retirees who want to downsize but remain in the community, while others are young households in apartments who are looking for attainable “starter home” options.



Household & Housing Unit Size Comparison (Source: 2024 American Community Survey 5-Year Estimates)

4. Will the zoning ordinance impact local control over zoning decisions?

No, this update is not intended to reduce local control over decision-making in any way. During the May 14 Michigan Association of Planning presentation, one topic was to support housing development by reducing the number of projects that require approval of the Township Board, and to explore options for allowing administrative or staff approval of routine projects that clearly meet ordinance standards. These options will be reviewed with the Planning Commission and

Township Board over the coming months, and any changes to the local development review process will be decided by the Township Board.

Separately, there is a package of bills pending in the Michigan Legislature that would preempt township control over certain aspects of housing-related zoning. This legislation is entirely separate from Oshtemo Township's zoning ordinance update.

5. What is the timeline for the Zoning Ordinance Update?

The zoning ordinance update began in May of 2026 with the intent to complete a full review and draft amendments by the end of 2026, with review and adoption by the Planning Commission and Township Board in early 2027. As the process moves forward, drafts will be presented to the Planning Commission and move through the standard ordinance review process. All draft zoning ordinance amendments, along with a summary of key changes will be posted to the Township website, included in Planning Commission meeting packets, and presented during Planning Commission meetings with opportunity for public comment.

6. How does this update relate to the potential Battery Energy Storage System (BESS) Zoning Ordinance Amendments?

Any future amendments to address utility scale energy systems will be part of a separate effort. Energy System regulations, including BESS, are not a part of this ordinance update.