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**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

**OSHTEMO TOWNSHIP HALL
7275 WEST MAIN STREET**

**THURSDAY, OCTOBER 23, 2025
6:00 P.M.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment on Non-Agenda Items
5. Approval of Minutes: August 14, 2025 Regular Meeting, as corrected; August 28, 2025 Regular Meeting; and September 23, 2025 Special Meeting
6. **2045 Comprehensive Plan draft**
Planning Commission discussion on draft [2045 Comprehensive Plan](#).
7. Public Comment
8. Other Updates and Business
 - a. Chair position
9. 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

Supervisor

Cheri Bell 216-5220 cbell@oshtemo.org

Clerk

Dusty Farmer 216-5224 dfarmer@oshtemo.org

Treasurer

Clare Buszka 216-5260 cbuszka@oshtemo.org

Trustees

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

Assessor:

Kristine Biddle 216-5225 assessor@oshtemo.org

Fire Chief:

Greg McComb 375-0487 gmccomb@oshtemo.org

Ordinance Enforcement:

Alan Miller 216-5230 amiller@oshtemo.org

Parks Director:

Vanessa Street 216-5233 vstreet@oshtemo.org

Rental Info 216-5224 oshtemo@oshtemo.org

Planning Director:

Jodi Stefforia 375-4260 jstefforia@oshtemo.org

Public Works Director:

Anna Horner 216-5228 ahorner@oshtemo.org

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD AUGUST 14, 2025**

AGENDA

PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENTS (MUD, PUD, ETC.)

**PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENT (SUPPLEMENTAL
SETBACK, PARKING)**

PRESENTATION: BATTERY ENERGY STORAGE SYSTEMS

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, August 14, 2025, commencing at 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Michael Chapman, Township Board Liaison
Philip Doorlag, Chair
Deb Everett, Vice Chair
Scot Jefferies
Scott Makohn
Alistair Smith

MEMBERS ABSENT: Jeremiah Smith

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 7 interested persons.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Doorlag called the meeting to order at 6:00 p.m. Those in attendance joined in reciting the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Doorlag inquired if there were any changes to the agenda. There were none.

Mr. A. Smith made a **motion** to approve the agenda as presented. Mr. Jefferies **seconded the motion**. The **motion passed** unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chair Doorlag inquired if anyone present wished to speak on non-agenda items. No one came forward.

APPROVAL OF THE MINUTES OF THE MEETING OF JULY 24, 2025

Chair Doorlag asked for additions, deletions, or corrections to the minutes of the meeting on July 24, 2025. There were none.

Mr. Jefferies made **a motion** to approve the Minutes of the Meeting of July 24, 2025, as presented. Mr. A. Smith **seconded the motion**. The **motion passed** unanimously.

PUBLIC HEARING - TEXT AMENDMENTS ADDRESSING MUD, PUD, ADULT FOSTER CARE, NON-MOTORIZED AND TEMPORARY OUTDOOR EVENTS

Ms. Stefforia presented her updated staff report, dated August 14, 2025, which is hereby incorporated into the official record. Draft one of the amendments was considered in June. The amendments were set for hearing on July 24; at that meeting, the item was adjourned to the August 14 meeting.

The amendments propose changes to the Mixed Use District as a result of its application to the first MUD project. Also being presented are unrelated changes to the Planned Unit Development (PUD) ordinance regarding phasing timelines. Adult Foster Care facilities, temporary outdoor events and changes to the non-motorized facilities are also proposed.

The Planning Commission reviewed various sections of the proposed ordinance amendment. Clarifications were provided regarding language related to temporary outdoor events, drive-through restrictions for restaurants in multi-tenant buildings, and adult foster care family home occupancy requirements. Discussion included whether drive-through limitations should apply more broadly beyond restaurants and clarification that temporary events are limited to 12 days per calendar year in total.

Chair Doorlag opened the public hearing for comments. There were none.

Chair Doorlag closed the public hearing.

Mr. A. Smith made **a motion** to accept the text amendments as presented related to Mixed-Use Developments (MUD), Planned Unit Developments (PUD), Adult Foster Care, Non-Motorized Transportation, and Temporary Outdoor Events and forward to the Township Board of Trustees with a recommendation of adoption. Mr. Makohn **seconded the motion**. The **motion passed** unanimously.

ZONING ORDINANCE TEXT AMENDMENT (SUPPLEMENTAL SETBACK, PARKING)

Ms. Stefforia presented her staff report, dated August 14, 2025, which is hereby incorporated into the record. In a recent application of the supplemental setback requirement for commercial properties adjacent to residential areas, staff identified that not all permitted uses in commercial or industrial districts generate impacts that justify increased setbacks. For example, low-impact uses like office buildings may not warrant a greater setback, suggesting that specific exceptions should be incorporated into the ordinance.

In addition, minor language changes are being recommended to clarify regulations regarding parking and the storage of recreational vehicles (RVs), boats, and other vehicles in residential districts.

The Planning Commission reviewed the proposed Zoning Ordinance text amendments, specifically addressing how building height affects setback requirements in commercial and industrial districts. It was clarified that for buildings exceeding 25 feet in height, the increased setback requirements still apply even when reduced by 50%, maintaining proportional height-to-setback ratios. Commissioners also discussed the applicability of these changes to the mixed-use district and confirmed they would not apply there, as mixed-use development follows its own setback standards.

Further clarification was provided regarding off-street parking regulations for one and two-family dwellings. The goal was to ensure consistent language so that exemptions from general off-street parking requirements do not override specific provisions regarding RV and boat storage.

Chair Doorlag opened the public hearing for comments. There were none.

Chair Doorlag closed the public hearing.

Mr. Chapman made **a motion** to accept the Zoning Ordinance text amendments for supplemental setbacks and parking regulations as presented and forward to the Township Board with a recommendation of adoption. Mr. Doorlag **seconded the motion**. The **motion passed** unanimously.

PRESETATION: BATTERY ENERGY STORAGE SYSTEMS

Ms. Rachel Walker, the Director of Permitting from NewEdge spoke to the Commission regarding standalone utility scaled battery energy storage development. Also joining Ms. Walker were her colleagues Mr. Steve Barna, the Chief Development Officer and Ms. Donna Marceau the Senior Director of Real Estate. The team was invited to provide general information on this emerging technology, its role in grid infrastructure, and to answer questions from the Commission.

Battery energy storage system facilities are large-scale, stationary battery systems that store excess energy, particularly from intermittent renewable sources like wind and solar, and then release it when demand increases. Though similar in principle to the batteries in everyday electronics, these systems are built to stricter safety standards and are considered critical infrastructure. Ms. Walker emphasized their usefulness in stabilizing the electrical grid and supporting state and local energy goals, including Michigan's targets for renewable energy and energy storage.

The team also addressed how battery energy storage system projects are developed, explaining that the process typically takes 2 to 5 years, includes land acquisition, environmental reviews, regulatory permitting, community engagement, and eventual construction. Battery enclosures resemble large steel shipping containers and produce minimal noise, about the level of a residential air conditioning unit at the property line. Safety and fire prevention are a top priority, with the company partnering with experienced firefighter consultants and complying with national fire codes. Financially, these projects can generate significant tax revenue for local communities. The systems are non-toxic, non-emitting, and largely maintenance-free. At the end of their 25-year lifespan, projects are either decommissioned and the land restored or potentially renewed through contract extensions. The companies that build these systems tend not to maintain ownership but sell to utility companies typically that have issued an RFP for a facility to be built.

The Planning Commission engaged in a wide-ranging discussion with the applicant team on battery energy storage systems covering fire suppression features, utility company involvement, project timelines, site screening, decommissioning procedures, emergency response planning, and potential health and environmental impacts. Commissioners asked questions related to site safety, future industry changes, long-term ownership responsibilities, training for local first responders, and whether energy benefits would be local. The applicant team provided clarifications on industry practices, including best practices for decommissioning and fire safety.

The Commission thanked NewEdge for their presentation.

PUBLIC COMMENT

Chair Doorlag opened the floor for public comment. One person came forward in opposition to the Township considering a battery energy storage system.

OTHER UPDATES AND BUSINESS

Chair Doorlag inquired if there were any other updates or business.

There were none.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 p.m.

Minutes Prepared: August 18, 2025

Minutes Approved: August 28, 2025, corrected _____, 2025

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD AUGUST 28, 2025**

AGENDA

**SPECIAL EXCEPTION USE: LITTLE PISTOL FARMS CATEGORY 2 AGRITOURISM
(2335 SOUTH VAN KAL STREET, PARCEL 3905-30-155-029)**

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, August 28, 2025, commencing at 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Michael Chapman, Township Board Liaison
 Philip Doorlag, Chair
 Deb Everett, Vice Chair
 Scot Jefferies
 Jeremiah Smith

MEMBERS ABSENT: Scott Makohn
 Alistair Smith

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Colten Hutson, Zoning Administrator; Jennifer Wood, Recording Secretary; and approximately 11 interested persons.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Doorlag called the meeting to order at 6:00 p.m. Those in attendance joined in reciting the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Doorlag inquired if there were any changes to the agenda. There were none.

Mr. Jefferies made a **motion** to approve the agenda as presented. Mr. Chapman **seconded the motion**. The **motion passed** unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chair Doorlag inquired if anyone present wished to speak on non-agenda items.

Three people came forward to speak in opposition of a battery storage system in Oshtemo Township.

APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 12, 2025, and AUGUST 14, 2025.

Chair Doorlag asked for additions, deletions, or corrections to the minutes of the meeting on June 12, 2025, or August 14, 2025. There were none.

Mr. Chapman made a motion to approve the Minutes of the Meeting of June 12, 2025, and August 14, 2025, as presented. Ms. Everett seconded the motion. The motion passed unanimously.

SPECIAL EXCEPTION USE: LITTLE PISTOL FARMS CATEGORY 2 AGRITOURISM (2335 SOUTH VAN KAL STREET, PARCEL 3905-30-155-029)

Mr. Hutson presented his staff report, dated August 20, 2025, which is hereby incorporated into the official record requesting special use approval to establish an Agritourism, Category 2 use.

The applicants, Kenneth and Katherine Schneider, are requesting special use approval to establish an Agritourism, Category 2 use on the property located at 2335 South Van Kal Street. The agritourism operation is proposing to provide a number of activities, including hayrides, mazes, and educational workshops, in addition to offering the purchase products of produced agricultural on site, agriculturally related products, and non-agriculturally related products. The subject 35-acre site is zoned RR: Rural Residential and is between West L Avenue and West M Avenue on the east side of South Van Kal Street.

Agritourism uses of this intensity are permitted as a special use in the RR: Rural Residential zoning district. All special uses require review and approval by the Planning Commission. When reviewing this request, two sets of criteria must be considered: 1) the general special use review criteria in Section 65.30, and 2) the specific requirements tied to the special use outlined in Section 49.10.

Staff recommends that the Planning Commission review the information included in the staff report and attachments, with attention to the Special Use criteria, have an open dialogue with the applicants, consider public comment, and make a finding on the special use request to establish an Agritourism, Category 2 use at 2335 South Van Kal Street by approving, approving with conditions, or denying the request.

If the Planning Commission makes a finding to approve the request, staff suggest the following conditions be included:

1. The property owner shall return to the Planning Commission in November 2026 for a two-year review of any necessary modifications to the special use permit that may be appropriate or desirable.
2. All requirements identified as not being satisfied in the staff report dated August 20, 2025 shall be addressed through the submission of an updated narrative and revised site plan to the Township for administrative review and approval.
3. If at any time the use does not conform to Section 49.10 of the Zoning Ordinance, or exceeds what was identified in the staff report dated August 20, 2025, narrative, or any condition of approval, this special use approval will be voided and special use permit will be revoked until such time as the Planning Commission has considered the changes and made a finding that the expanded and/or change to the use satisfies Section 49.10.
4. The agritourism use shall only operate during the hours and days approved by the Planning Commission; any expansion of the days and hours require Planning Commission approval.
5. Gross sales reports must be submitted to the Township annually by March 1 which highlight agricultural products produced on-site, agriculturally related products, and non-agriculturally related products the previous year.
6. All special events shall be reviewed and approved by the Planning Commission as they are known by the applicants. This can occur annually with a single submittal or as events are known.
7. A building permit shall be required for any new buildings or structures exceeding 200 square feet in area.
8. Any signage erected shall require a sign permit and conform to Article 55 of the Zoning Ordinance except as may be allowed by the Farm Market GAAMPs.

Chair Doorlag opened the floor for public comment and invited the applicant up to speak on their request.

The applicants Kenneth and Katherine Schneider addressed the Planning Commission and expressed strong support for their special use request to establish an Agritourism, Category 2 use, by highlighting the agricultural focus and community benefit of their operation.

The Schneiders shared that they have planted over 16,000 pumpkin seeds across 21 acres, with successful germination meaning that at least 50% of what is sold will be agricultural in nature.

Additional produce is grown on-site. Produce will be sold on-site and at an existing farm stand, which has received positive community feedback. Fruit produce is not planned to be sold as it does not grow well in this location.

Ms. Schneider described an educational component to their operations, including:

- Field trips for school groups (limited to 50 participants).
- Educational seminars which will typically be held at the beginning or end of the growing season.

Operational Limits and Commitments discussed:

- They are currently approved for Agritourism, Category 1.
- As an agritourism business, there is a limit to 90 days that they can be open.
- Open u-pick and entertainment will mostly occur on the weekends.
- The applicant clarified that no activities will occur past 7:00 PM, and no lighting will be installed in the fields to avoid disturbing neighbors.
- They do not anticipate entertainment activities during the primary growing season due to time constraints but requested flexibility for events like school field trips or community visits outside of peak times.
- The applicant noted that anticipated entertainment activities include photo opportunities, pumpkin bowling, a pumpkin maze, and hayrides. These activities are intended to complement the agricultural focus of the site and are primarily seasonal in nature. The applicant explicitly stated that music concerts are not planned as part of the entertainment offerings. Due to regulations, they cannot do entertainment in the field areas.
- The farm stand includes limited value-added products (e.g., homemade pottery, decorations), which the applicant stated fall within the allowed 30% non-agricultural sales limit.
- A fence will be installed around the “u-pick” area.

Ms. Schneider is amenable to coordinating with the Planning Department on scheduling special events. They noted challenges in predicting exact dates for educational visits and events, particularly those dependent on growing conditions and due to parking limitations, they do not anticipate hosting special events during open pick.

Ms. Schneider shared that the Road Commission reviewed the site and approved the access point. The applicant will email the Planning Department documentation for this approval. In the future they may want to expand parking in the front. The applicant confirmed there are currently no planned activities for the north end.

Chair Doorlag asked for public comment. Two members of the public addressed the Commission with questions on the special use request.

Following the public comment period, members of the Planning Commission requested clarification on several aspects of the proposal.

Ms. Schneider explained that the northern portion of the property was not planted with pumpkins this season and is currently lying fallow as part of a planned rest year. The proposed hayride route will travel around the perimeter of the property. Public activity areas will be concentrated in the front section of the property, near the applicant's residence. The natural barriers on the eastern part of the property will remain, there is no intention of putting up a fence in this location. The field will remain closed to general public access, with exceptions only for supervised activities such as the hayride. Furthermore, all "u-pick" operations will be confined to designated zones and will be actively managed to prevent unrestricted access to other areas of the property.

Ms. Schneider stated they may incorporate a small pumpkin maze or similar activity but that it would be located within the designated activity area in the front yard, measuring approximately 250 feet by 65 feet (16,250 sq. ft. or 0.4 acres)—well within the maximum allowed. They noted that a corn maze is not planned for this year due to crop issues but did not want to completely rule it out for the future. Any such features would remain near the front activity area and not extend into the rear or eastern portions of the property.

Township staff confirmed that any expansion of the activity area or scope of use would require returning to the Planning Commission for review and potential approval. This would include public notice, ensuring neighboring property owners have the opportunity to comment as part of a formal process. To address this, Planning Staff are recommending a review be placed on the Planning Commission agenda for the November 2026 meeting. This process will eliminate the applicant from having to pay an additional fee for public notice as this will serve as the required notice.

Ms. Schneider also addressed concerns about storage, stating that entertainment items will be stored within a defined area under the 1-acre maximum and are designed for easy disassembly and seasonal storage, much of which will be stored in a shed.

Mr. Chapman made **a motion** to approve the special use request as presented, including the staff recommendations outlined in the report from staff, and with the additional stipulation that all special events be reviewed and approved administratively by the Planning Department as they are known by the applicants. Ms. Everett **seconded the motion**. The **motion passed** unanimously.

PUBLIC COMMENT

Chair Doorlag opened the floor for public comment. There were none.

OTHER UPDATES AND BUSINESS

Chair Doorlag inquired if there were any other updates or business.

Ms. Stefforia shared with the Commission that a joint meeting will be held on September 23rd during the Township Board meeting. During this session, the planning consultant from Progressive AE will provide a high-level presentation on the Comprehensive Master Plan, as well as the Master Streets Plan, which serves as a companion document to the Master Streets Plan.

Ms. Stefforia recommended the cancellation of the September 11, 2025, Planning Commission meeting.

Mr. Doorlag made **a motion** to cancel the September 11, 2025, Oshtemo Township Planning Commission meeting. Mr. Chapman **seconded the motion**. The **motion passed** unanimously.

Several commissioners expressed their appreciation for a project that highlights and respects the township's agricultural heritage. As the community continues to grow and evolve, they noted the importance of preserving and showcasing this aspect of the township's identity. Commissioners thanked the applicants for creating an opportunity that allows the public to engage with and better understand the area's agricultural roots.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:52 p.m.

Minutes Prepared: August 29, 2025

Minutes Approved:

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A SPECIAL MEETING HELD SEPTEMBER 23, 2025**

AGENDA

DRAFT 2045 COMPREHENSIVE MASTER PLAN AND MASTER STREETS PLAN

A special meeting of the Oshtemo Charter Township Planning Commission was held Thursday, September 23, 2025, commencing at 7:12 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Michael Chapman, Township Board Liaison
Philip Doorlag, Chair
Deb Everett, Vice Chair
Scot Jefferies
Scott Makohn
Alistair Smith
Jeremiah Smith

MEMBERS ABSENT: None

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Colten Hutson, Zoning Administrator, Leeanna Harris, Zoning Administrator; members of various Township boards and committees and staff; and approximately 10 other interested persons.

CALL TO ORDER

Chair Doorlag called the meeting to order at 7:12 p.m.

APPROVAL OF AGENDA

Chair Doorlag inquired if there were any changes to the agenda. There were none.

DRAFT 2045 COMPREHENSIVE MASTER PLAN AND MASTER STREETS PLAN

Stefforia stated that the special meeting was scheduled immediately following the Joint Board and Commissions meeting so that the Planning Commission could consider requesting that the Township Board authorize distribution of the draft 2045 Comprehensive Plan and draft Master Streets Plan to begin the 63-day public comment period.

Chapman stated that this is a large plan, and this setting is not the place for robust discussion.

A.Smith concurred expressing that he has only read 60 pages and would like more time and a discussion at a Planning Commission meeting before moving forward.

Chapman made a motion with support from A. Smith to not request Township Board permission to commence the public comment period on the draft 2045 Comprehensive Plan and draft Master Streets Plan.

Discussion on the motion ensued.

Jefferies noted that he is not sure we will know more in a week than we do presently having already had the documents for two weeks and given tonight's presentation.

Everett stated that she would like more time with the plans before asking the Board to commence the public review period.

Doorlag noted that our ability to begin implementing the plans is delayed if they are not moved forward. He asked if two more weeks would be enough time to review them given that we have had the plans for nearly two weeks already.

Stefforia shared that the November 13 Planning Commission meeting is set aside with the Planning Consultants to walk through specific questions about the plans.

Doorlag stated that he does not see anything significant changing with the draft plans. Already scheduled meetings of the Planning Commission can be used to discuss the plans during the 63 day comment period.

Stefforia said that the reason for asking to commence the public comment period tonight was so that the public hearing could be scheduled in December and position the Board to adopt the plans prior to the Strategic Planning session planned for the first quarter of 2026.

Doorlag asked for a vote on the motion. Motion passed with a vote of 5 to 2 with Doorlag and Jefferies voting in dissent.

PUBLIC COMMENT

Chair Doorlag opened the floor for public comment. Five individuals addressed the Planning Commission asking questions about the draft plans and an unrelated matter.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:34 p.m.

Minutes Prepared: September 24, 2025

Minutes Approved:



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MEMO

To: Planning Commission
From: Jodi Stefforia, Planning Director & Planning Department Staff
Date: October 15, 2025
RE: Draft 2045 Comprehensive Plan Discussion

At the upcoming meeting, **Sara Morning Hilt** from **Progressive AE** will provide a brief presentation on the **draft 2045 Comprehensive Plan**, following up on the full presentation she gave at last month's Joint Meeting. After her remarks, we'll have time for discussion and feedback on the plan's content.

Please note that the **November 13 meeting** will be dedicated to reviewing the **Master Streets Plan**.

Ms. Morning Hilt has asked that any **questions about the draft 2045 Comprehensive Plan** be sent to me **by the end of the day Monday, October 20**. I'll compile and forward them to her in advance to help her tailor her presentation.

You can access the **draft 2045 Comprehensive Plan** [here](#). Several of you already have a hard copy; if you don't and would like one, please let me know.