



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
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www.oshtemo.org

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

**OSHTEMO TOWNSHIP HALL  
7275 WEST MAIN STREET**

**THURSDAY, MARCH 26, 2026  
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: March 12, 2026 Meeting ([Pg 3-8](#))
6. **Public Hearing: Rezoning – 8610 West H Avenue (DeVries) and 8282 West H Avenue (Fox)**  
Planning Commission to conduct a public hearing on the request to rezone the southeast 1.7 acres of 8610 West H Avenue and, at Township initiative, the southwest 0.6 acres of 8282 West H Avenue from AG, Agricultural District to RR, Rural Residential. ([Pg 9-16](#))
7. **Public Hearing: Miscellaneous Zoning Ordinance text amendments**  
Planning Commission to conduct a public hearing on proposed amendments to various sections of the Zoning Ordinance. ([Pg 17-29](#))
8. **Maple Hill Auto Group extension of site plan and special use approval (6565 West Main Street)**  
Planning Commission to consider request for extension of site plan and special use approval for Maple Hill Subaru development. ([Pg 31-35](#))
9. Closed Session to discuss Written Opinion of Counsel
10. Public Comment
11. Other Updates and Business
  - a. Energy Systems
  - b. Consolidate existing and forthcoming language regarding groundwater and wellhead protection, stormwater management, soil erosion, and related natural features protections.
12. 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](mailto: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](http://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](mailto:oshtemo@oshtemo.org) and it will be directed to the appropriate person.

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

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

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION  
MINUTES OF A MEETING HELD MARCH 12, 2026**

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**AGENDA**

**PUBLIC HEARING: MASTER STREETS PLAN AND OSHTEMO 2045  
COMPREHENSIVE PLAN**

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A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, March 12, 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  
Scot Jefferies  
Alistair Smith  
Jeremiah Smith (arrived 6:40 p.m.)  
Ron Ver Planck

MEMBERS ABSENT: None

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 14 interested persons.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Chair A. Smith called the meeting to order at 6:00 p.m. 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.

Trustee Chapman requested that Energy Systems be added under Other Business. There was no objection from the Commission.

**PUBLIC COMMENT ON NON-AGENDA ITEMS**

Chair A. Smith opened the floor for public comments on non-agenda items. Three individuals addressed the Commission: two expressed concerns regarding a potential Battery Energy Storage System (BESS), and one inquired about the process for joining the Commission.

## **APPROVAL OF THE MINUTES FROM THE MEETING OF FEBRUARY 12, 2026**

Chair A. Smith asked if there were any additions, deletions, or corrections to the minutes of February 12, 2026, meeting.

Vice Chair Everett made **a motion** to approve the Minutes of the February 12, 2026 meeting as presented. Trustee Chapman **supported the motion**. The **motion passed** unanimously.

## **PUBLIC HEARING: MASTER STREETS PLAN AND OSHTEMO 2045 COMPREHENSIVE PLAN**

Chair A. Smith invited the presenters up to speak.

Ms. Stefforia noted that the public hearing on the 2045 Comprehensive Plan was being held following the completion of the 63-day public review period approved by the Township Board in December, which had been recommended by the Planning Commission in November. She explained that written and verbal comments were received during the review period and that minor revisions were made to the Master Streets Plan and Comprehensive Plan language based on feedback and staff's practical application of the plans.

### **Oshtemo Township 2045 Comprehensive Plan Presentation**

Ms. Sara Morning-Hilt of Progressive AE presented the Comprehensive Plan, which establishes a long-range vision for Oshtemo Township and identifies goals, land use strategies, and implementation actions to guide community growth through 2045.

#### *Key Updates to the Draft Plan*

Updates made following staff and public review include:

- Strengthened language addressing utility-scale energy systems.
- Updated timeline for Township Hub improvements (moved from 2040 to 2030)
- Clarification of appendices containing special studies and community survey results

#### *Major Planning Themes*

Six key themes guided development of the plan:

1. Connected Community - Strengthening a shared sense of belonging.
2. Housing Opportunities - Supporting a range of housing options.
3. Commercial Development - Encouraging smaller and mid-scale commercial growth.
4. Managing Growth - Planning for Oshtemo's continued population growth.
5. Transportation Safety - Improving safety for motorized and non-motorized users.
6. Integration of Previous Plans - Consolidating earlier planning efforts into one cohesive strategy.

#### *Community Engagement*

The plan was informed by extensive public engagement including:

- 9 Thought Leader meetings
- 3 community pop-up events
- 3 focus groups

- 2 community gatherings
- 768 community survey responses

Engagement activities occurred between April 2024 and early 2025.

#### *Vision Statement*

Oshtemo Township envisions:

*A community designed for everyone; connected, adaptable, and diverse, creating opportunities for shared experiences and recreation while supporting balanced growth and quality of life.*

#### *Plan Goals*

The plan identifies six major goals:

- Strengthen community identity and sense of place.
- Provide diverse housing opportunities.
- Develop a connected transportation network.
- Support balanced economic growth.
- Protect natural resources.
- Enhance public safety and community well-being.

#### *Future Land Use - Place Types*

Five place types guide future development patterns:

- Regional Corridor - Large commercial areas
- Neighborhood Mixed-Use - Small-scale commercial integrated with housing
- Neighborhood Residential - Walkable residential areas with diverse housing
- Countryside Residential - Rural residential areas with open space
- Innovation & Industry - Employment and Industrial areas

A Place Types Map provides guidance for future rezoning decisions.

#### *Implementation*

Implementation will focus on:

- Simplifying and modernizing zoning districts
- Creating a Neighborhood Mixed-Use zoning district
- Updating commercial and industrial zoning standards
- Evaluating overlay districts
- Conducting targeted special studies

### **Master Streets Plan**

Ms. Suzanne Schulz from Progressive AE presented the Master Streets Plan which provides a framework for transportation safety, connectivity, and mobility, ensuring the road network supports the Township's land use vision.

While the Township does not control most public roads, the plan helps guide development connectivity, safety improvements, and coordination with road authorities.

### *Safety Focus*

The plan was developed in part due to statewide safety concerns. Michigan experiences a disproportionately high number of fatal and severe traffic crashes, prompting the Township to evaluate how roadway design and land development can improve safety outcomes.

### *Key Updates*

Revisions to the draft plan include:

- Removal of some proposed roadway connections based on public input.
- Removal of Key Collector designation for Westgate Drive and Summer Ridge Lane
- Revised east-west extension of GH Avenue based on place types and infrastructure availability.
- Reclassification of Maple Hill Drive north of West Main as a Neighborhood Connector
- Updated mapping and color-coding to better align street types with surrounding land use.

### *Street Design*

The plan promotes roadway designs that reflect surrounding land uses and neighborhood character. Street designs may vary depending on context, such as:

- Rural countryside roads
- Neighborhood connectors
- Regional corridors

### *Non-Motorized Transportation*

The plan expands and refines the Township's non-motorized transportation network, including:

- Sidewalk and bicycle infrastructure
- Trail connections
- Integration with the Fruit Belt Trail
- Context-based design standards

A non-motorized facility decision matrix provides guidance for selecting appropriate pedestrian and bicycle facilities based on roadway and land use conditions.

### *Safety Countermeasures*

The plan incorporates federal highway safety countermeasures, including:

- Pedestrian hybrid beacons
- Enhanced crossings
- Traffic calming measures.
- Intersection improvements

### *Project Prioritization*

A scoring framework was developed to prioritize transportation projects based on:

- Connectivity
- Accessibility
- Safety
- Feasibility
- Funding opportunities

*Implementation*

Next steps include:

- Integration with the Comprehensive Plan Place Types
- Updates to the Transportation and Mobility Ordinance
- Coordination with zoning ordinance updates
- Identification of priority infrastructure projects

Commissioner Jefferies asked questions regarding transit access, including the potential for bus service and future transportation technologies within the proposed street network. Ms. Schulz noted that while autonomous vehicles were not specifically incorporated into the plan, the network was designed to support transit capacity and improved connectivity across the Township.

PUBLIC HEARING

Chair A. Smith opened the public hearing, reminding speakers of the four-minute time limit for public comment. Four community members spoke, raising questions and concerns regarding the plan.

Chair A. Smith closed the public hearing and asked if members of the Commission had any comments or questions.

The Commissioners discussed the role of the Comprehensive Plan as a guiding document that balances continued development with preserving the character of the Township. Commissioners acknowledged that the plan serves as a long-term roadmap that may require adjustments over time as development occurs and community needs evolve. Staff noted that the plan will be reviewed at least every five years as required by law and that annual reporting on implementation progress will occur. The consultants indicated they would follow up on several property-specific questions raised during public comment. Staff did not anticipate significant changes to the plan, noting that flexibility is built into the document.

Vice Chair Everett **made a motion** to adopt the Resolution approving the Master Streets Plan and 2045 Comprehensive Plan. Trustee Chapman **seconded the motion**.

Roll Call Vote:

Commissioner Ver Planck - Aye

Trustee Chapman- Aye

Commissioner Jefferies - Aye

Vice Chair Everett - Aye

Chair A. Smith - Aye

Commissioner J. Smith- Aye

The **motion passed** unanimously.

**PUBLIC COMMENT**

Chair A. Smith opened an additional public comment period following the Commission’s discussion. No comments were received.

**OTHER UPDATES and BUSINESS**

Chair A. Smith asked if there were any additional updates.

Trustee Chapman stated that during the current moratorium period regarding proposed Battery Energy Storage Systems (BESS), he recommended forming a seven-member advisory subcommittee to review the topic and engage the community.

Mr. Porter advised against this at this time. Chair A. Smith expressed support for that recommendation.

Vice Chair Everett requested that an update be provided at the next Planning Commission meeting. Chair A. Smith expressed support for the request.

Mr. Jefferies inquired about the Mixed-Use District Ordinance and how to express to developers what the Commission envisions in a mixed use development. Ms. Stefforia explained that the Ordinance requires developers present a concept plan during the early stages of the planning process, allowing the Commission to provide feedback on whether the project is an appropriate fit for the district.

**PUBLIC COMMENT**

Chair A. Smith reopened public comment. Three community members provided comments regarding energy storage.

Chair A. Smith closed public comment.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:37 p.m.

Minutes Prepared: March 13, 2026

Minutes Approved:

March 18, 2026

**Mtg Date:** March 26, 2026

**To:** Oshtemo Township Planning Commission

**From:** Colten Hutson, Zoning Administrator

**Applicant:** Stephen DeVries

**Owner:** Stephen & Michelle DeVries  
James Fox Jr.

**Property:** 8366 West H Avenue, Parcel Number 05-04-455-013  
8282 West H Avenue, Parcel Number 05-04-455-062 (Township initiated expansion)

**Zoning:** AG: Agricultural District

**Request:** Rezone to RR: Rural Residential District

**Section(s):** Section 4 – AG: Agricultural District  
Section 5 – RR: Rural Residential District

**PROPOSAL:**

The applicant, Stephen DeVries, is requesting to rezone the southeast 1.7 acres of 8366 West H Avenue from AG: Agricultural District to RR: Rural Residential District. Additionally, the southwest 0.6 acres of 8282 West H Avenue is proposed to be rezoned from AG: Agricultural District to RR: Rural Residential District at the Township’s initiative. The two properties in question are outlined in blue on the map to the right, with the portion of land proposed to be rezoned outlined in purple.



**OVERVIEW:**

In late 2025, the applicant approached Township staff and inquired about the possibility of splitting off 1.7 acres of his 105-acre farm in order to sell the land to his son. A minimum area of 40 acres is required per division within the AG: Agricultural District. To avoid the parent parcel losing substantial acreage, the applicant expressed his desire to rezone the southeast 1.7 acres of land to RR: Rural Residential District, within which district a minimum area of 1.5 acres is required for a land division. The existing farmhouse addressed 8366 West H Avenue would then transfer with the 1.7-acre parcel while the principal residence addressed 8610 West H Avenue will remain with the 103-acre parent parcel.

Staff completed a preliminary review of the applicant’s proposed land division and determined it would meet Township requirements for newly created parcels located within the RR: Rural Residential District zoning classification.

With this request, the Township initiates – for Planning Commission consideration – rezoning the abutting southwest 0.6 acres of land at 8282 West H Avenue. The 0.6 acres under consideration is heavily wooded. Keeping the boundary of the zoning district as-is results in an ineffective area for agricultural purposes. To avoid an 80-foot-wide by 330-foot-deep strip of Agriculturally zoned land being surrounded by Rural Residential, and with it not actively being farmed, Township staff finds it appropriate to include this acreage with the present rezoning request. A letter was sent to the owner, Mr. Fox, last month explaining this proposal; no response was received.

**CONSIDERATIONS:**

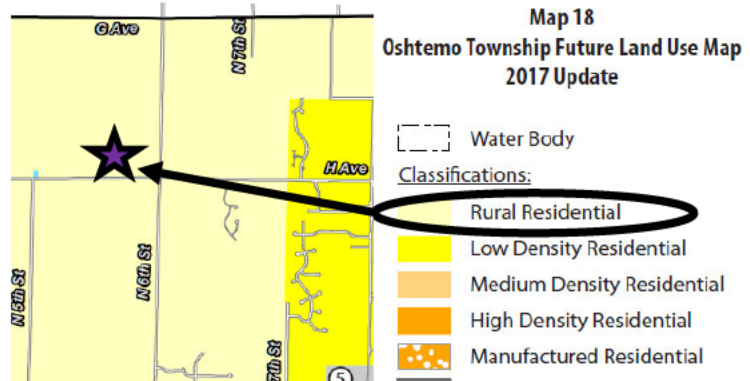
The Zoning Enabling Act, which allows Townships to zone property, does not provide any required standards that a Planning Commission must consider when reviewing a rezoning request. However, there are some generally recognized factors that should be deliberated before a rezoning decision is made. These considerations are as follows:

1. *Master Plan Designation*

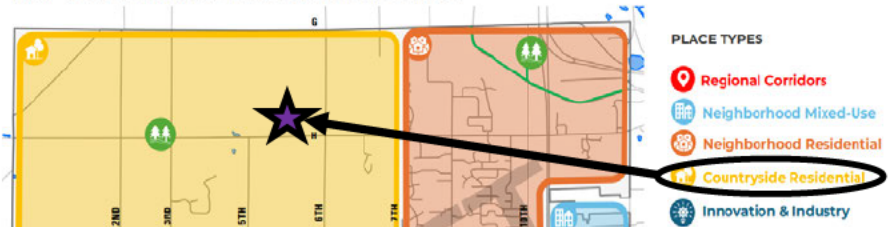
The Township’s 2017 Future Land Use Plan categorizes this area on West H Avenue as *Rural Residential*. According to the Township’s Future Land Use Plan, Rural Residential includes developments such as low-density housing on scattered sites.

The Future Place Types Plan outlined in the Township’s draft 2045

Comprehensive Plan categorizes this area as *Countryside Residential*, which is comprised of large properties consisting of single unit residences and low density housing.



MAP 4.1: OSHTEMO'S FUTURE PLACE TYPES



The proposed rezoning would be consistent with each site’s current activity, 2017 Future Land Use Plan, draft 2045 Future Place Types Plan, and the Township’s Zoning Ordinance. Should approval for the rezoning be granted, it would follow the Township’s vision in terms of land use for this area.

2. *Consistency of the Zoning Classification in the General Area*

Rezoning the abutting areas of the two properties from AG: Agricultural District to RR: Rural Residential District would be consistent with current zoning of nearby parcels. Properties with a RR: Rural Residential District zoning designation abut to the north, south, east, and west. The area to be rezoned is adjacent to several other properties which serve low density residential land uses. These uses of land include single-family dwellings as well as farmland and woodland.

3. *Consistency and Compatibility with General Land Use Patterns in the Area*

A rural pattern already exists on West H Avenue, where large parcels occupied by single-family homes are prevalent, increasingly so traveling westbound. The rezoning request is consistent and compatible with land use patterns in the area.

4. *Utilities and Infrastructure*

Municipal water and sewer currently are not available in this area of the Township. The existing homes sit on several acres of land and are currently serviced by private drinking wells and septic systems. Regarding the transportation network, West H Avenue between North 5<sup>th</sup> Street and North 6<sup>th</sup> Street adequately accommodates the existing agricultural and residential land uses in the area. Staff is of the opinion that if this rezoning is approved, it will not negatively affect the area.

5. *Reasonable Use under Current Zoning Classification*

Reasonable use of either property will be maintained if the rezoning request were to be denied.

However, through rezoning the southeast 1.7 acres of 8366 West H Avenue, the applicant would be able to split out minimal acreage while the parent parcel is then able to retain significantly more agricultural land. The rezoning would achieve the applicant's vision to sell the farmhouse to his son.

The rezoning of the southwest 0.6 acres on 8282 West H Avenue would be consistent with the current use of the respective portion of land. This area is wooded and not used in an agricultural manner.

6. *Effects on Surrounding Property*

No negative impacts onto surrounding properties are anticipated if the respective portions of the subject parcels are rezoned to RR: Rural Residential District. All adjacent properties consist of a residence, farmland, woodland, or a combination thereof. The use of either property is not changing and is harmonious with the rural character of the area. With there being an existing pattern of rural character and uses in the area, the rezoning would complement adjacent zoning districts and their present land uses.

**RECOMMENDATION:**

Planning Department staff recommend that the Planning Commission forward a recommendation of approval to the Township Board for the rezoning of the respective portions of the subject properties from the AG: Agricultural District to the RR: Rural Residential District.

Attachments: Application and Map



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: Stephen DeVries		
Mailing Address: 8610 west h ave	City, State: kalamazoo, MI	Zip Code: 49009
Email: [REDACTED]	Phone: 269-929-8646	

### 3. Property Owner Information

Name: Devries Stephen & Michelle		
Mailing Address: 8610 west h ave	City, State: Kalamazoo, MI	Zip Code: 49009
Email: [REDACTED]	Phone: 269-929-8646	

### 4. Project Information

Project Name: Rezoning		
Project Address: 8366 west h ave	Parcel Number: 05-04-455-013	
Email: same as above		
Property Legal Description (use attachments if necessary): SEC 4-1-12 W1/2 SE1/4 EXC S 1200 FT OF E 280 FT ALSO NE1/4 SW1/4 EXC N 5 AC THEREOF**		
Current Zoning: AG	Current Use: open space and farmland with primary residence	Area of Property: 105 acres
Type of Request (check all that apply):		
<input type="checkbox"/> Site Plan Review (type, if applicable): <input type="checkbox"/> Pre-Application <input type="checkbox"/> Administrative <input type="checkbox"/> Plat/Site Condo	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Special Exception Use <input type="checkbox"/> Clear Cutting	<input type="checkbox"/> Text Interpretation <input type="checkbox"/> Accessory Building/Dwelling Unit <input type="checkbox"/> Other: _____
Statement of Intent: Briefly describe your request (use attachments, if necessary). southeast 74,000 sq ft of land rezoned from Agricultural to Rural resident. Currently not getting 100% homestead exemption otherwise and would like to eventually sell smaller lot and house to son when he gets married.		

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:

Stephen DeVries

8610 west h ave

Names(s)

Address(es)

Michelle DeVries

8610 west h ave

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.

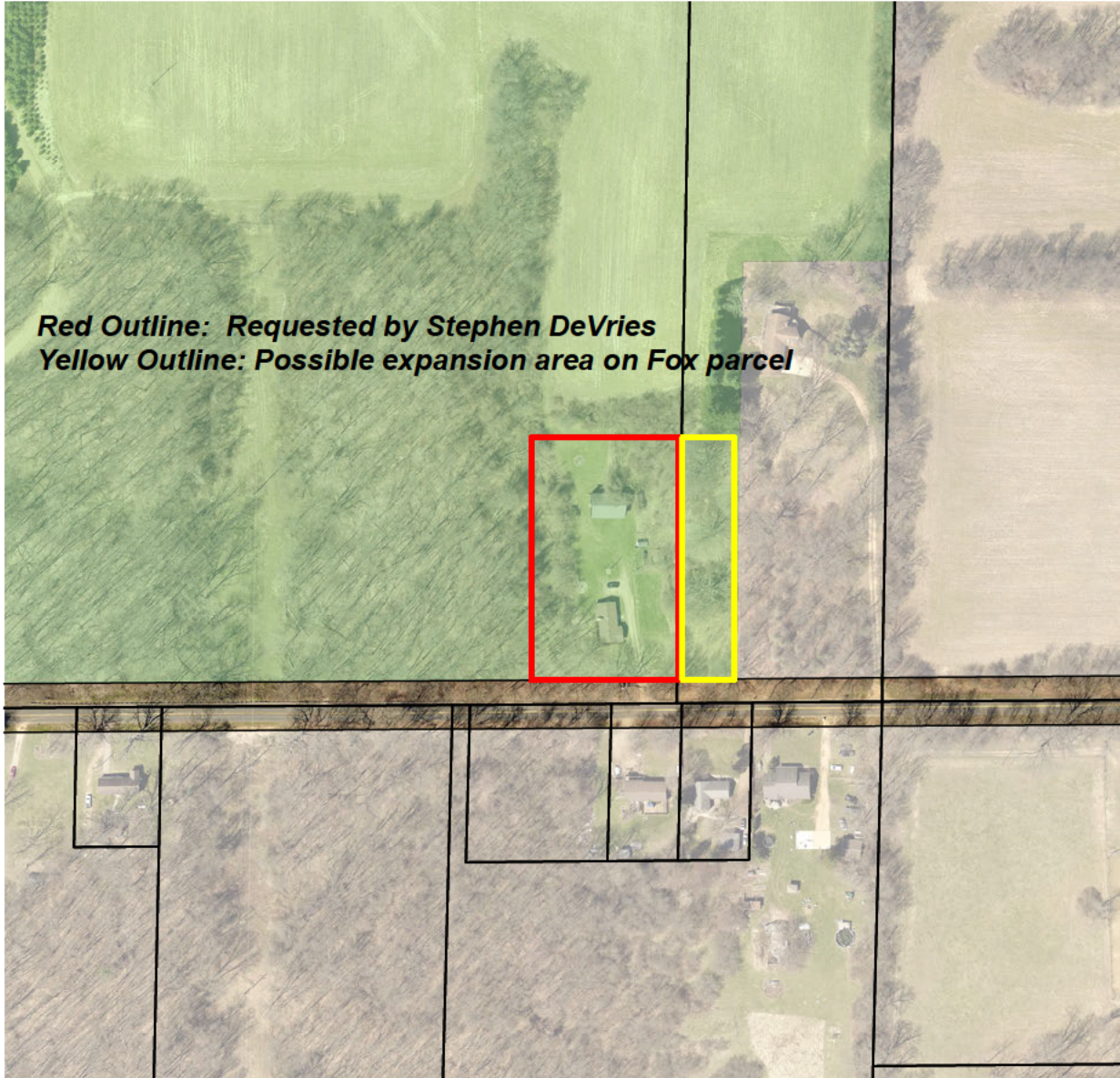
  
Applicant Signature

1/28/26  
Date

















  
Property Owner Signature

1-28-26  
Date

8366 West H Avenue and 8282 West H Avenue  
Possible partial rezoning  
from AG, Agriculture to RR, Rural Residential



**Legend**

 AG - AGRICULTURAL DISTRICT	 C-R - LOCAL BUSINESS DISTRICT RESTRICTED
 RR - RURAL RESIDENTIAL DISTRICT	 C - LOCAL BUSINESS DISTRICT
 R1 - RESIDENCE DISTRICT	 BRP - BUSINESS AND RESEARCH PARK DISTRICT
 R2 - RESIDENCE DISTRICT	 I-R - INDUSTRIAL DISTRICT RESTRICTED
 R3 - RESIDENCE DISTRICT	 I-1 - INDUSTRIAL DISTRICT MANUFACTURING & SERVICE
 R4 - RESIDENCE DISTRICT	 I-2 - INDUSTRIAL DISTRICT MANUFACTURING & SERVICE
 R5 - RESIDENCE DISTRICT	 I-3 - INDUSTRIAL DISTRICT SPECIAL
 VC - VILLAGE COMMERCIAL DISTRICT	 CONDITIONAL (See Notes On Map)



Map Printed: February 2026  
Aerial Photo: April 2025





7275 W. MAIN STREET, KALAMAZOO, MI 49009  
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## MEMO

**To: Planning Commission**  
**From: Jodi Stefforia, Planning Director & Planning Department Staff**  
**Date: March 26, 2026**  
**RE: Public Hearing Draft – quarterly miscellaneous text amendments**

In accordance with the Planning Department’s annual Achievements/Goals/Visions (AGVs), a round of text amendments is typically brought forward for consideration on a quarterly basis. A first draft of the attached amendments was considered at your January 8, 2026 meeting and set for public hearing. The public hearing is scheduled for March 26, 2026.

The prompt for this round of amendments came from the legal department. The legal department has asked that the outdoor lighting provisions be updated to reflect inadequate lighting in areas where security concerns have been raised by the Sheriff’s Department, property owners and residents. The proposed amendments address lighting as well as other miscellaneous sections based upon staff observations and challenges encountered in the day-to-day application of ordinance provisions to both existing sites and new development projects.

The attached amendments also propose changes to indoor recreation, assembly halls, village commercial administrative review items, clarification to the home occupation provisions and miscellaneous other housekeeping amendments

Before each proposed area of amendment, a brief note of explanation is provided. Ordinance 691 effecting the changes upon adoption by the Township Board is attached.

Attach: Public Hearing Draft - Text Amendments  
Ordinance 691

## Public Hearing Draft Two: Miscellaneous Text Amendments

March 2026

**Note:** The first round of quarterly/semi-annual text amendments has been drafted for your consideration. In addition to a request from the Legal Department to address inadequate exterior lighting, the amendments stem from observations and/or challenges in applying ordinance sections on a day to day basis to existing sites and new projects. A few housekeeping amendments are included as well. As always, new language is shown in **red**; deletions are noted with ~~striketrough~~. Changes and new information following the January 8, 2026, Planning Commission meeting are shown in **green**.

**1. Amend:** Section 2.20, definition of Assembly and Convention Hall to place parameters on gathering size so that small gathering spaces accessory to a use other than a restaurant do not fall under the definition which has been problematic for a few small businesses in recent years.

2.20 Assembly and Convention Hall - A room or building **used principally** for the purpose of hosting a party, banquet, wedding, or any other social or business event. Assembly and Convention Halls can also be called meeting rooms, function halls, reception halls, or banquet halls.

**2. Add:** Section 18.20.R to allow indoor recreation in existing commercial buildings/suites as a permitted use in the C: Local Business District; retain as a special use in new builds.

**18.20R Skating rinks, bowling alleys, indoor recreational facilities and health clubs in existing buildings.**

**3. Add & Amend:** VC: Village Commercial District to allow building additions and facade changes to be approved administratively rather than through the special use process. (Section 19.40 lists Administrative Review Uses; and 19.50 lists Special Uses). Delete language that courts have found to be problematic (19.50.I); re-use section number for assembly and convention halls as a special use with specific requirements found in Section 49.40.

**19.40.H Additions and exterior facade changes.**

19.50.A All new construction ~~additions,~~ **and** conversions of buildings to nonresidential use. ~~and exterior facade changes other than routine maintenance.~~

19.50.I. ~~Other uses which are determined by the Planning Commission to be similar to those uses permitted in Section 19.20 through 19.40.~~ **Assembly and Convention Hall in existing buildings.**

**4. Add:** Section 26.30.O to allow indoor recreation in existing industrial buildings/suites as a permitted use in the IR: Industrial District, Restricted; retain as a special use in new builds.

**26.30.O Skating rinks, bowling alleys, indoor recreational facilities and health clubs in existing buildings.**

**5. Amend:** Section 34.60.E.1 to align with lighting amendments of Section 54 addressed in item 12 below.

c. ~~Reserved. Pole-mounted lighting in the Overlay District shall be limited to a height of 20 feet and be downward directed.~~

d. Lighting in the Village Overlay District shall comply with the standards in Section 54 .10 to 48.60 of the Zoning Ordinance in addition to those requirements stated below.

**6. Amend:** Section 37.40 Neighborhood Overlay Zone to correct name of Section and landscaping references.

37 – Neighborhood **Commercial** Overlay Zone.

37.40.E Landscaping. A Type C green space shall be established along all ~~property lines~~, consistent with Section ~~53.50~~. A Type F green space shall be established along property lines abutting any property used as a residence. Internal parking lot landscaping shall be provided consistent with Section ~~53.70~~. Pursuant to Section ~~53.140~~, deviation from the green space requirements may be granted by the reviewing body. **Landscaping shall be provided pursuant to Section 53.**

**7. Amend** Section 49.10 Ag Tourism Category 2 to correct references to other sections in 49.10.C.8 and 49.10.C.15; eliminate 49.10.D.6 as it duplicates 49.10.D.5.

49.10

C.8 Lighting. Any exterior lighting installed related to an agritourism use or activity shall be appropriately shielded and directed downwards to minimize light pollution. All lighting shall meet the standards of Section **54.78.720: Outdoor Lighting Standards.**

C.15 Livestock. The keeping of livestock for agritourism purposes shall be subject to the provisions of Section **57.80 78.400: Keeping of poultry, swine, horses, or livestock.**

D.6 ~~The reserved parking area must be of adequate size to accommodate the anticipated additional traffic of the special event. The size of the reserved parking area shall be reviewed and approved by the Planning Commission.~~ **Reserved.**

8. **Amend:** Section 49.40 to add VC, Village Commercial District to list of districts where Assembly and Convention Halls are allowed. Because the village area has smaller scale buildings as opposed to other commercial districts, a limitation of 200 people is proposed for any *new* hall. The former Birches (7,754 sf) is grandfathered and has a capacity of 443 people across 2 rooms; neither room has fixed seating.

49.40

A. Assembly and Convention Halls shall have the following maximum capacities as established by the Township building code if located in one of the following zoning districts:

- i. 9th Street and West Main Overlay Zone: 200 people [NOTE: this is existing language]
- ii. C, Local Business District: 750 people [NOTE: this is existing language]
- iii. **VC, Village Commercial District: 200 people.**

9. **Amend:** Section 49.120.A Home Occupations to clarify between *detached* accessory building (a special use) and an *attached* one (permitted in Section 48).

A. The Planning Commission may authorize as a Special Use, a Home Occupation which departs from the criteria stated in Section 48.60.A.2, 4, and/or 6; provided, however, that any Home Occupation so authorized shall meet the following conditions:

- 1. All other criteria stated in Section 48.60.A, shall be met.
- 2. All applications for Special Use shall include a statement setting forth a detailed description of the proposed Home Occupation(s), its location, and purpose(s) for which the proposed or existing accessory building, if any, will be used.
- 3. The number of nonresident employees working on-site cannot exceed one (1) at any one time.
- 4. Operation of a Home Occupation within a completely-enclosed **detached** accessory building subject to Site Plan review and approval by the Planning Commission and the following limitations:

Area of Property	Area of <b>Detached</b> Accessory Building utilized for Home Occupation
Less than one acre	Not permitted
From 1 to 1.99 acres	Up to 500 square feet
From 2 to 2.99 acres	Up to 800 square feet
Three acres or more	Up to 1,200 square feet

Note: In no case shall the area of the accessory building utilized for the Home Occupation exceed the interior gross floor area of the dwelling.

**10. Amend:** Section 49.150.P to update language and remove requirement to provide hard copies and mylars, etc. of plans in lieu of acceptable a digital copy for mobile home park developments **and to require as-built drawings for all water and sewer mains, not just public.**

49.150.P

Mobile Home Parks - electronic copies of plans. Following final approval by the Planning Commission and before a Certificate of Occupancy may be issued, the applicant shall furnish the Township ~~hard copies on both paper and Mylar and~~ a digital copy of the final approved Site Plan and as-built drawings of ~~public~~ water and sewer mains, prepared to scale. Digital copies shall be provided in **Portable Document Format (PDF) AutoCAD (.dwg) or (.dxf)** format. ~~Digital copies may be submitted on 3 1/2" disk or CD.~~

Each digital file shall include a minimum of two ties to Government Section Corners. Additionally, the following should be included and provided as their own unique layers in the electronic file: [lot](#)/unit numbers; dimensions; lot lines; boundaries; rights-of-way; street names; easements; section lines and section corners; utility lines; adjacent plat corners; and, other information deemed appropriate to the subject project.

**11. Amend:** Section 49.170.D New and/or Used Car Sales Lots... to allow parking and display of sales items to be within the building setback area as exists presently at most if not all dealerships in the Township.

49.170.D All operations and business activities, including the parking or display of sales items and equipment and outdoor sales and display area enclosures, ~~shall comply with the setback requirements for buildings and structures contained in the Ordinance.~~ **shall be outside the required landscape areas of Section 53.**

**12. Amend:** Section 54.60 Outdoor Lighting Standards to address both safety concerns raised by residents and business owners as well as crime deterrence recommendations from the Sheriff's Department and Ordinance Enforcement Officers. Language to require *minimum* and *consistent* lighting levels in non-residential and multi-family areas is proposed. New provisions include those for pedestrian walkways and doorways, as well as outside trash and recycling containers. Some subsection renumbering is proposed, too.

54.60.A *General Provisions (select subsections)*

4. Light Levels at Property Lines. **Lighting designed to illuminate site and area** lighting of properties shall be ~~designed such that light levels with non-residential or multi-family residential zoning or uses shall be designed such that light levels do not exceed 0.1~~ **0.5** foot-candles at any point along the perimeter of the property adjacent to ~~all residential zoning or uses and 0.5~~ **1.0** foot-candle adjacent to all other ~~zoning, and uses or street frontage.~~
5. Shared Parking Lots. Lighting designed to illuminate shared parking lots, **including** shared parking lots that span two or more parcels, **shall be a minimum of 0.5 foot-candles.** Shared parking lots shall be exempt from the ~~requirements in 54.60.A.4 0.5 foot-candle requirement~~ at the shared **boundary** property line only.

6. **Pedestrian Walkways and Doorways.** Lighting designed to illuminate walkways shall be a minimum of 1.0 foot-candle but not exceed a maximum of 5.0 foot-candles. Lighting designed to illuminate building entryways shall be a minimum of 3.0 foot-candles but not exceed a maximum of 10.0 foot-candles.
7. **Outside Trash and Recycling Containers.** Lighting designed to illuminate outside trash and recycling containers shall be a minimum of 1.0 foot-candles but not exceed a maximum of 5.0 foot-candles.
8. **Lighting Ratio.** To provide for uniformity of lighting illuminance within a site, fixtures shall provide an overlapping pattern of light. The ratio of maximum to minimum levels of light within the pedestrian walkways and doorways, outside trash and recycling containers, parking lots, and drive aisle areas of a non-residential or multi-family residential properties shall not exceed 20:1. Exception shall be made for those areas along the perimeter of the property where a significant reduction in lighting is expected in order to comply with the provisions of the subsections above.
9. **Reduced Lighting.** Lighting for non-residential uses shall be significantly reduced during non-operational building hours, allowing only lighting necessary for security purposes. Lighting installations should include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting that affects urban sky glow. The lighting plan shall note when and how this reduction in lighting will occur.
10. **Color Temperature and Rendering.** Lighting for all non-residential and multi-family residential uses developments shall have satisfy the following:
  - (a) A minimum color rendering index (CRI) of 65.
  - (b) A Kelvin rating between 3,000-5,000k.

54.60.B *Pole-Mounted Lighting Luminaire Height, Lumens and Spacing (rename subsection and amend select subsections)*

2. **Unless allowed by the reviewing body, no** ~~no~~ more than two luminaires shall be allowed per pole. **Up to four luminaires per pole shall be subject to approval by the reviewing body during site plan review. The applicant must prove, to the reviewing body's satisfaction, that up to four luminaires per pole, is consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.**
5. Luminaire height exceeding 25 feet shall be subject to approval by the reviewing body. The applicant must prove, to the reviewing body's satisfaction, that pole heights exceeding 25 feet **are consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.** ~~are needed to ensure public health, safety, and welfare.~~ If permitted, such lighting shall not exceed 40,000 lumens per luminaire and shall be spaced a minimum of 50 feet apart.

54.60.C *Building-Mounted Lighting (select subsections)*

1. ~~Pedestrian walkways and doorways~~ **Luminaire Height and Lumens**
  - a. **Luminaire** ~~Mounted~~ height shall not exceed ~~14~~ **20**-feet in height. **Luminaire height exceeding 20 feet shall be subject to approval by the reviewing body during site plan review. The applicant must prove, to the reviewing body's satisfaction, that mounting heights exceeding 20 feet, are consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.**

- b. Each luminaire shall not exceed 8,000 lumens. ~~and shall be spaced so the lighting for pedestrian walkways does not exceed 2.0 foot candles and entryways do not exceed 6.0 foot candles.~~

**13. Amend:** Section 57.130 Addressing Requirements for Structures to provide for exemptions for accessory dwelling units. Note that the *Michigan Residential Code* and the *Fire Code* require that addresses be posted at the street for homes not visible from the road. The below change is only exempting ADUs from the commercial building addressing requirements found in the *Zoning Ordinance*.

57.130.B.2 Single-family homes, duplexes, triplexes, ~~and fourplexes,~~ and accessory dwelling units shall be exempt from this section.

**14. Amend:** Various Sections that refer to Communication Towers for clarification when Section 59 of the Ordinance applies. Under certain parameters, a communication tower can be approved administratively and not through a more formal process such as a special exception use per Section 59 Wireless Telecommunication Facilities 5G Ordinance adopted in 2023.

- 4.40.G Communication Towers, **except as provided for in Section 59.**
- 5.40.K Communication Towers, **except as provided for in Section 59.**
- 11.40.I Communication Towers, **except as provided for in Section 59.**
- 18.40.T Communication Towers, **except as provided for in Section 59.**
- 19.50.Q Communication Towers, **except as provided for in Section 59.**
- 20.40.H Communication Towers, **except as provided for in Section 59.**
- 21.40.O Communication Towers, **except as provided for in Section 59.**
- 26.50.D Communication Towers, **except as provided for in Section 59.**
- 27.20.M ~~Communication Towers.~~ **Reserved.** (delete as it duplicates 27.30.C)
- 27.30.C Communication Towers, **except as provided for in Section 59.**
- 28.30.B Communication Towers, **except as provided for in Section 59.**
- 29.30.C Communication Towers, **except as provided for in Section 59.**

DRAFT OSHTEMO CHARTER TOWNSHIP ORDINANCE NO. 691

Adopted:

Effective:

OSHTEMO CHARTER TOWNSHIP ORDINANCE

OSHTEMO CHARTER TOWNSHIP  
KALAMAZOO COUNTY, MICHIGAN  
ORDAINS:

SECTION ONE. AMENDMENT OF ARTICLE 2: CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 2.20: DEFINITIONS, is amended as follows:

2.20 Assembly and Convention Hall - A room or building **used principally** for the purpose of hosting a party, banquet, wedding, or any other social or business event. Assembly and Convention Halls can also be called meeting rooms, function halls, reception halls, or banquet halls.

SECTION TWO. AMENDMENT OF ARTICLE 18: C: LOCAL BUSINESS DISTRICT, SECTION 18.20: PERMITTED USES , is amended to add the following:

**18.20.R Skating rinks, bowling alleys, indoor recreational facilities and health clubs in existing buildings.**

SECTION THREE. AMENDMENT OF ARTICLE 19: VC: VILLAGE COMMERCIAL DISTRICT, SECTION 19.40: ADMINISTRATIVE REVIEW USES, is amended to add the following:

**19.40.H Additions and exterior facade changes.**

SECTION FOUR. AMENDMENT OF ARTICLE 19: VC: VILLAGE COMMERCIAL DISTRICT, SECTION 19.50: SPECIAL USES, is amended as follows:

19.50.A All new construction ~~additions,~~ **and** conversions of buildings to nonresidential use. ~~, and exterior facade changes other than routine maintenance.~~

19.50.I. ~~Other uses which are determined by the Planning Commission to be similar to those uses permitted in Section 19.20 through 19.40.~~ **Assembly and Convention Hall in existing buildings.**

SECTION FIVE. AMENDMENT OF ARTICLE 26: I-R: INDUSTRIAL DISTRICT, RESTRICTED, SECTION 26.30: PERMITTED USES, is amended to add the following:

26.30.O Skating rinks, bowling alleys, indoor recreational facilities and health clubs in existing buildings.

SECTION SIX. AMENDMENT OF ARTICLE 34: VILLAGE FORM-BASED CODE OVERLAY ZONE, SECTION 34.60: ARCHITECTURAL STANDARDS, is amended as follows:

c. ~~Reserved. Pole mounted lighting in the Overlay District shall be limited to a height of 20 feet and be downward directed.~~

d. Lighting in the Village Overlay District shall comply with the standards in Section 54.10 to 48.60 of the Zoning Ordinance in addition to those requirements stated below.

SECTION SEVEN. AMENDMENT OF ARTICLE 37: NEIGHBORHOOD COMMERCIAL OVERLAY ZONE, SECTION 37.40: DEVELOPMENT STANDARDS, is amended as follows:

37.40.E Landscaping. ~~A Type C green space shall be established along all property lines, consistent with Section 53.50. A Type F green space shall be established along property lines abutting any property used as a residence. Internal parking lot landscaping shall be provided consistent with Section 53.70. Pursuant to Section 53.140, deviation from the green space requirements may be granted by the reviewing body.~~ Landscaping shall be provided pursuant to Section 53.

SECTION EIGHT. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.10: AGRITOURISM, CATEGORY 2, is amended as follows:

C.8 Lighting. Any exterior lighting installed related to an agritourism use or activity shall be appropriately shielded and directed downwards to minimize light pollution. All lighting shall meet the standards of Section 54. ~~78.720: Outdoor Lighting Standards.~~

C.15 Livestock. The keeping of livestock for agritourism purposes shall be subject to the provisions of Section 57.80 ~~78.400: Keeping of poultry, swine, horses, or livestock.~~

D.6 ~~The reserved parking area must be of adequate size to accommodate the anticipated additional traffic of the special event. The size of the reserved parking area shall be reviewed and approved by the Planning Commission.~~ Reserved.

SECTION NINE. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.40: ASSEMBLY AND CONVENTION HALLS, is amended as follows:

- A. Assembly and Convention Halls shall have the following maximum capacities as established by the Township building code if located in one of the following zoning districts:
- i. 9th Street and West Main Overlay Zone: 200 people [NOTE: this is existing language]
  - ii. C, Local Business District: 750 people [NOTE: this is existing language]
  - iii. **VC, Village Commercial District: 200 people.**

SECTION TEN. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.120: HOME OCCUPATION, is amended as follows:

A. The Planning Commission may authorize as a Special Use, a Home Occupation which departs from the criteria stated in Section 48.60.A.2, 4, and/or 6; provided, however, that any Home Occupation so authorized shall meet the following conditions:

- 4. Operation of a Home Occupation within a completely-enclosed **detached** accessory building subject to Site Plan review and approval by the Planning Commission and the following limitations:

Area of Property	Area of <b>Detached</b> Accessory Building utilized for Home Occupation
Less than one acre	Not permitted
From 1 to 1.99 acres	Up to 500 square feet
From 2 to 2.99 acres	Up to 800 square feet
Three acres or more	Up to 1,200 square feet

Note: In no case shall the area of the accessory building utilized for the Home Occupation exceed the interior gross floor area of the dwelling.

SECTION ELEVEN. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.150: MOBILE HOME PARKS AND ACCESSORY BUILDINGS AND USES, is amended as follows:

Mobile Home Parks - electronic copies of plans. Following final approval by the Planning Commission and before a Certificate of Occupancy may be issued, the applicant shall furnish the Township ~~hard copies on both paper and Mylar and~~ a digital copy of the final approved Site Plan and as-built drawings of ~~public~~ water and sewer mains, prepared to scale. Digital copies shall be provided in **pdf** AutoCAD (.dwg) or (.dxf) format. ~~Digital copies may be submitted on 3 1/2" disk or CD.~~

Each digital file shall include a minimum of two ties to Government Section Corners. Additionally, the following should be included and provided as their own unique layers in the electronic file: [lot](#)/unit numbers; dimensions; lot lines; boundaries; rights-of-way; street names; easements; section lines and section corners; utility lines; adjacent plat corners; and, other information deemed appropriate to the subject project.

SECTION TWELVE. AMENDMENT OF ARTICLE 49: REQUIREMENTS FOR SPECIAL USES, SECTION 49.170: NEW AND/OR USED CAR SALES LOTS; RECREATIONAL VEHICLE SALES LOTS; MOBILE HOME SALES LOTS OUTSIDE OF MOBILE HOME PARKS; FARM MACHINERY AND OTHER EQUIPMENT SALES LOTS; BOAT SALES LOTS; AND OTHER BUSINESSES INVOLVING SUBSTANTIAL OUTDOOR SALES OR ACTIVITIES CONNECTED WITH RETAIL SALES, is amended as follows:

49.170.D All operations and business activities, including the parking or display of sales items and equipment and outdoor sales and display area enclosures, ~~shall comply with the [setback](#) requirements for buildings and [structures](#) contained in the Ordinance.~~ **shall be outside the required landscape areas of Section 53.**

SECTION THIRTEEN. AMENDMENT OF ARTICLE 54: LIGHTING, SECTION 54.60: OUTDOOR LIGHTING STANDARDS, is amended as follows:

54.60.A *General Provisions (select subsections)*

4. **Light Levels at Property Lines.** ~~Lighting designed to illuminate site and area lighting of properties shall be designed such that light levels with non-residential or and multi-family residential zoning or uses shall be designed such that light levels do not exceed 0.1 0.5 foot-candles at any point along the perimeter of the property adjacent to all residential zoning or uses and 0.5 1.0 foot-candle adjacent to all other zoning, and uses or street frontage.~~
5. **Shared Parking Lots.** Lighting designed to illuminate shared parking lots, **including** shared parking lots that span two or more parcels, **shall be a minimum of 0.5 foot-candles.** Shared parking lots shall be exempt from the **requirements in 54.60.A.4 0.5-foot-candle requirement** at the shared **boundary property line** only.
6. **Pedestrian Walkways and Doorways.** Lighting designed to illuminate walkways shall be a minimum of 1.0 foot-candle but not exceed a maximum of 5.0 foot-candles. Lighting designed to illuminate building entryways shall be a minimum of 3.0 foot-candles but not exceed a maximum of 10.0 foot-candles.
7. **Outside Trash and Recycling Containers.** Lighting designed to illuminate outside trash and recycling containers shall be a minimum of 1.0 foot-candles but not exceed a maximum of 5.0 foot-candles.

8. Lighting Ratio. To provide for uniformity of lighting **illuminance within a site, fixtures shall provide an overlapping pattern of light.** The ratio of maximum to minimum levels of light within the **pedestrian walkways and doorways, outside trash and recycling containers, parking lots, and drive aisle areas** of a **non-residential or multi-family residential** properties shall not exceed 20:1. Exception shall be made for those areas along the perimeter of the property where a significant reduction in lighting is expected in order to comply with the provisions of the subsections above.
9. Reduced Lighting. **Lighting for non-residential uses** shall be significantly reduced during non-operational building hours, allowing only lighting necessary for security purposes. Lighting installations should include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting that affects urban sky glow. The lighting plan shall note when and how this reduction in lighting will occur.
10. Color Temperature and Rendering. Lighting for all non-residential **and multi-family residential uses** developments shall ~~have~~ **satisfy** the following:
  - (a) A minimum color rendering index (CRI) of 65.
  - (b) A Kelvin rating between 3,000-5,000k.

54.60.B *Pole-Mounted Lighting* **Luminaire Height, Lumens and Spacing** (*rename subsection and amend select subsections*)

2. **Unless allowed by the reviewing body, no** ~~No~~ more than two luminaires shall be allowed per pole. **Up to four luminaires per pole shall be subject to approval by the reviewing body during site plan review. The applicant must prove, to the reviewing body's satisfaction, that up to four luminaires per pole, is consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.**
1. Luminaire height exceeding 25 feet shall be subject to approval by the reviewing body. The applicant must prove, to the reviewing body's satisfaction, that pole heights exceeding 25 feet **are consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.** ~~are needed to ensure public health, safety, and welfare.~~ If permitted, such lighting shall not exceed 40,000 lumens per luminaire and shall be spaced a minimum of 50 feet apart.

54.60.C *Building-Mounted Lighting* (*select subsections*)

1. ~~Pedestrian walkways and doorways~~ **Luminaire Height and Lumens**
  - a. **Luminaire** ~~Mounted~~ height shall not exceed ~~14~~ **20**-feet in height. **Luminaire height exceeding 20 feet shall be subject to approval by the reviewing body during site plan review. The applicant must prove, to the reviewing body's satisfaction, that mounting**

heights exceeding 20 feet, are consistent with the intent of this Section, and meets all other provisions in Section 54.60.A.

- b. Each luminaire shall not exceed 8,000 lumens. ~~and shall be spaced so the lighting for pedestrian walkways does not exceed 2.0 foot candles and entryways do not exceed 6.0 foot candles.~~

SECTION FOURTEEN. AMENDMENT OF ARTICLE 57: MISCELLANEOUS PROTECTION REQUIREMENTS, SECTION 57.130: ADDRESSING REQUIREMENTS FOR STRUCTURES, is amended as follows:

57.130.B.2 Single-family homes, duplexes, triplexes, ~~and fourplexes,~~ and accessory dwelling units shall be exempt from this section.

SECTION FIFTEEN. AMENDMENT OF VARIOUS SECTIONS THAT REFER TO COMMUNICATION TOWERS FOR CLARIFICATION WHEN SECTION 59 OF THE ORDINANCE APPLIES:

- 4.40.G Communication Towers, **except as provided for in Section 59.**
- 5.40.K Communication Towers, **except as provided for in Section 59.**
- 11.40.I Communication Towers, **except as provided for in Section 59.**
- 18.40.T Communication Towers, **except as provided for in Section 59.**
- 19.50.Q Communication Towers, **except as provided for in Section 59.**
- 20.40.H Communication Towers, **except as provided for in Section 59.**
- 21.40.O Communication Towers, **except as provided for in Section 59.**
- 26.50.D Communication Towers, **except as provided for in Section 59.**
- 27.20.M ~~Communication Towers.~~ **Reserved.** [delete as it duplicates 27.30.C]
- 27.30.C Communication Towers, **except as provided for in Section 59.**
- 28.30.B Communication Towers, **except as provided for in Section 59.**
- 29.30.C. Communication Towers, **except as provided for in Section 59.**

SECTION SIXTEEN. EFFECTIVE DATE: This Ordinance shall take effect upon publication after adoption in accordance with State law. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

DUSTY FARMER, CLERK  
OSHTEMO CHARTER TOWNSHIP

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

## MEMO

**To:** Planning Commission  
**From:** Jodi Stefforia, Planning Director  
**Date:** March 26, 2026  
**RE:** Maple Hill Subaru – site plan and special use extension request

Jim VandenBerg, Owner of Maple Hill Auto Group, has requested an extension of the previously granted special use and site plan approval for a new Maple Hill Subaru dealership at 6565 West Main Street. The original approval, with conditions, was granted in 2024. When work has not commenced and the property occupied pursuant to the approvals within one year, the Ordinance allows the Planning Director to grant a one-year extension which was done in 2025. Successive extensions require Planning Commission approval.

The applicant indicates the following reasons for the delay in commencing construction of the new dealership:

“Subaru changed their building environment designer from Feltus Hawkins to Change-Up, this happened in June of last year. We were promised to have us go thru the new design intent by the end of 3<sup>rd</sup> quarter 2025. That did not happen and we did not get our initial Design intent call until Jan 2026, we are so very close to final interior and exterior from Subaru, next week is our next meeting with Subaru and Change-up and we hope to have everything we need to go to Construction drawing in the weeks after then and then I will need 90 days to complete the Building detail plans. This would put us around July for the final prints to get to the Oshtemo. Our Size and placement of the building have not changed this is interior walls and the cladding on the exterior of the building that is preventing the completion of the final architecture drawings and asking for the building permit. I am asking for a 6-month extension or less to complete this very complex process. “

Staff recommends that a 12-month extension (until March 26, 2027) be granted subject to the March 28, 2024 special use and site plan conditions of approval.

CHARTER TOWNSHIP OF OSHTEMO  
KALAMAZOO COUNTY, MICHIGAN

**RESOLUTION REGARDING**  
**CLOSED SESSION OF 3/26/2026**

WHEREAS, it is necessary for the Township Planning Commission to meet and consult with its Attorney for the purpose of discussing the Written Opinion of Counsel and to do so in an open meeting would have a detrimental effect upon the Township's position, and would disclose matters protected by attorney-client privilege; and

WHEREAS, Section 8 of the Open Meetings Act, 1976 PA 267, as amended, permits a public body to meeting in closed session to consult with its Attorney regarding material exempt from discussion and disclosure as set forth above.

NOW, THEREFORE, BE IT RESOLVED that, in accordance with the Open Meetings Act, the Oshtemo Charter Township Planning Commission hereby determines to meet in closed session this 26<sup>th</sup> day of March, 2026, to consult with its Attorney regarding the Written Opinion of Counsel material exempt from discussion or disclosure by State law.

A motion was made by \_\_\_\_\_seconded by\_\_\_\_\_to adopt the foregoing Resolution.

Upon a roll call vote, the following voted "Aye:

The following voted "Nay":

The following "Abstained":

The following member(s) were absent:

The Chair declared that the Resolution has been adopted by at least 2/3 of the members of the Planning Commission.

---

Alistair Smith, Chair  
Oshtemo Charter Township

\*\*\*\*\*

CERTIFICATE

I hereby certify that the foregoing constitutes a true and complete copy of an Excerpt of the Minutes of a regular meeting of the Oshtemo Charter Township Planning Commission, held on March 26, 2026, at which meeting members were present and voted upon the same as indicated in said Minutes; that said meeting was held in accordance with the Open Meetings Act of the State of Michigan.

---

Alistair Smith, Chair

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7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334  
269-375-4260 Fax 375-7180 TDD 375-7198  
www.oshtemo.org

February 23, 2026

**FYI**

Amy Rodriguez  
Telecad Wireless  
1961 Northpoint Blvd, Ste. 130  
Hixson, TN 37343

Bradley Jager  
9577 West M Avenue  
Kalamazoo, MI 49009

Re: Proposed Wireless Communication Tower  
9577 West M Avenue, Kalamazoo, MI 49009  
Parcel Number: 3905-32-130-031

Dear Ms. Rodriguez and Mr. Jager,

In accordance with Section 59.40 of the Zoning Ordinance, an administrative site plan review was conducted for the subject project. Per this review, the proposed 195-foot-tall monopole wireless communication tower with a 65-foot by 65-foot fenced equipment pad compound and gravel drive at the subject address have been approved subject to conformance with the site plan with the most recent revision date of February 18, 2026, and associated materials. Per this approval, the following conditions shall be met prior to building permit issuance:

1. The new driveway access from West M Avenue shall require a driveway permit from the Road Commission of Kalamazoo County. Contact the Kalamazoo County Road Commission's Office at 269-381-3171 or at [permits@kalamazooountyroads.com](mailto:permits@kalamazooountyroads.com).
2. A Soil Erosion and Sedimentation Control permit may be required. Contact the Kalamazoo County Drain Commissioner's Office at 269-384-8117 to confirm.

Please contact the Oshtemo Building Department regarding building permits. The Building Department can be reached at 269-585-4150 or at [building@oshtemo.org](mailto:building@oshtemo.org).

Please feel free to contact me at 269-216-5253 or at [lharris@oshtemo.org](mailto:lharris@oshtemo.org) or if you have any questions or concerns.

Sincerely,

Leeanna Harris  
Zoning Administrator