

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD JUNE 25, 2026**

AGENDA

PUBLIC HEARING: LAND ROVER DEALERSHIP (5924 STADIUM DRIVE)

WORK ITEM: ZONING ORDINANCE UPDATE

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, June 25, 2026, commencing at 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Grace Engels
 Deb Everett, Vice Chair
 Scot Jefferies
 Alistair Smith, Chair
 Jeremiah Smith
 Ron Ver Planck

MEMBERS ABSENT: Michael Chapman, Township Board Liaison

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Leeanna Harris, Planning and Zoning Administrator (at 6:30 p.m.); Colten Hutson, Zoning Administrator; and approximately 42 members of the public.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

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

Commissioner Jefferies made a motion to approve the agenda as presented. Commissioner Ver Planck supported the motion. The motion passed unanimously.

APPROVAL OF THE MINUTES FROM THE MEETING OF MAY 28, 2026

Chair A. Smith asked if there were any additions, deletions, or corrections to the minutes of the May 28, 2026, meeting. There were none.

Commissioner Jefferies made a motion to approve the Minutes of the May 28, 2026, meeting as presented. Commissioner Ver Planck supported the motion. The motion passed unanimously.

PUBLIC HEARING: LAND ROVER DEALERSHIP (5924 STADIUM DRIVE)

Mr. Hutson presented the staff memo dated June 16, 2026, regarding a request for a special exception use and site plan review of a proposed Land Rover automotive dealership located at 5924 Stadium Drive, parcel 05-25-305-031. The site is located on a 2-acre parcel on the north side of Stadium Drive between Quail Run Drive and Fairgrove Street.

Mr. Hutson explained that the property previously received special use approval in 2018 for automobile sales. The current request would amend that approval to allow construction of a 19,294-gross-square-foot (at grade), two-story dealership building while retaining the existing automobile sales use.

Mr. Hutson reported that the proposal complies with the Township's zoning ordinance and site plan requirements, including:

- Required parking, setbacks, and circulation.
- Building design standards.
- Lighting, landscaping, and screening requirements.
- Public works and fire department review standards.

The development includes a future public sidewalk along Quail Run Drive, with staff recommending a Sidewalk Special Assessment District Agreement be executed as a condition of approval.

Mr. Hutson also reviewed the general and specific special use standards applicable to automobile dealerships, concluding that the proposal meets all applicable requirements. The dealership is considered compatible with the surrounding commercial corridor, where several other automobile dealerships already exist, and the addition of a sales building does not substantially change the property's existing use.

Mr. Hutson recommended that the Planning Commission consider the application, hear the applicant's presentation and public comment, and, if the Commission finds the proposal to conform to the standards and recommendations of the 2045 Oshtemo Comprehensive Plan, site plan review criteria, and special use review criteria, and requirements for special uses, to approve the site plan and special use request subject to the conditions outlined in the staff report.

Chair A. Smith invited the applicant up to the podium to speak.

Ms. Laurie Davis, of Hurley & Stewart, explained that the project was designed to make use of the existing site while minimizing impacts to the surrounding property. The proposed dealership building will be located within the established building envelope, allowing the landscaping installed as part of the 2019 development to remain largely intact. She also noted that the site will include upgraded paving materials to achieve the boutique appearance required by the Land Rover brand. The building was designed in collaboration with a local architect to meet both the manufacturer's design standards and the Township's site requirements.

Mr. Jeff DeNooyer, owner and dealer principal of Metro Toyota and DeNooyer Jaguar, stated that the project has been in development for approximately eight years. After purchasing the property

several years ago, the dealership worked closely with Land Rover and Township staff over the past year to develop a building design that satisfies both corporate brand standards and Township regulations. He explained that the Land Rover franchise cannot be officially awarded until the required dealership facility is constructed.

In response to questions from the Planning Commission, Mr. DeNooyer estimated the dealership would sell approximately 20 to 25 vehicles per month and maintain a similar number of vehicles in inventory, noting that inventory levels remain lower than in the past due to post-pandemic manufacturing and supply practices. He further explained that additional parking is available at the dealership's nearby used vehicle facility and that internal operations may be reorganized as well as the Jaguar showroom. Used vehicle inventory will continue to be stored at the adjacent dealership property as needed.

Chair A. Smith opened the public comment period and reminded speakers of the four-minute time limit. One member of the public spoke in opposition to the request.

Chair A. Smith closed public comments.

Commissioner J. Smith asked whether the dealership's service department ventilation system filters air before it is exhausted from the building, referencing concerns raised during public comment. Mr. DeNooyer responded that the service department uses a ventilation system that vents through the roof and stated that, to his understanding, the air passes through a filtration system before being exhausted.

Based on the findings that the proposal satisfies the applicable review standards set forth in the staff report, Commissioner J. Smith **made a motion** to approve the site plan and special use request for the proposed Land Rover dealership located at 5924 Stadium Drive, subject to the following conditions, as outlined in the staff report:

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

Commissioner Ver Planck **seconded the motion**. The **motion passed** unanimously.

WORK ITEM - ZONING ORDINANCE UPDATE

Ms. Stefforia invited Sara Morning-Hilt and Jason Ball, planning consultants with Progressive Companies, to present the zoning ordinance update. The consultants provided an overview of the ongoing zoning ordinance update, explaining that the project is intended to modernize the

Township's zoning ordinance by simplifying regulations, eliminating inconsistencies and duplicative language, and implementing the recommendations of the 2045 Oshtemo Comprehensive Plan. They emphasized that the meeting was intended to gather feedback from the Planning Commission and that no action would be requested as the ordinance update will be reviewed over several future meetings.

The presentation provided a review of the proposed consolidation of several zoning districts to simplify both the zoning ordinance and zoning map. Consultants explained that consolidating districts would reduce the number of zoning classifications, streamline permitted uses and development standards, and make the ordinance easier for staff, property owners, and developers to interpret. Commissioners discussed the proposed zoning map reflecting consolidated districts, implementation of the Comprehensive Plan's future land use vision, industrial zoning, preservation areas, and the relationship between future rezonings and the proposed district consolidations. The consultants noted that the zoning map would continue to be refined and presented for additional review throughout the ordinance update process.

The consultants also presented proposed updates to residential land uses intended to expand housing opportunities within the Township. They explained that the 2023 Housing Plan and the 2045 Oshtemo Comprehensive Plan identified a need for additional “middle housing” options, including townhomes, duplexes, triplexes, quadplexes, cottage courts, and accessory dwelling units, to better meet changing housing demands while providing opportunities for residents to remain in the community throughout different stages of life. Commissioners discussed where these housing types might be appropriate and emphasized the importance of maintaining neighborhood character through appropriate design standards, setbacks, and dimensional requirements. The consultants indicated that future meetings would include examples illustrating how these housing types could be integrated into existing neighborhoods.

The presentation concluded with a review of additional ordinance housekeeping items, including simplifying land use classifications, consolidating temporary event regulations, distinguishing restaurant carry-out windows from traditional drive-through facilities, and discussing whether standards for short-term rentals should be established proactively. Commissioners discussed the potential benefits of addressing short-term rentals before they become more prevalent in the Township. The consultants stated that future meetings would focus on detailed zoning district standards, dimensional requirements, and draft ordinance language. No formal action was requested or taken by the Planning Commission.

PUBLIC COMMENT

Chair A. Smith opened the public comment period and reminded speakers of the four-minute time limit. Three members of the public provided comments regarding the ongoing zoning ordinance update, including proposed residential zoning changes, short-term rental regulations, future industrial and renewable energy uses, and recommendations for battery energy storage system standards.

Chair A. Smith closed the public comment.

OTHER UPDATES AND BUSINESS

Commissioner Everett asked for an update on the draft battery energy storage system and related renewable energy ordinance amendments. Planning Director Stefforia responded that staff is currently working on three major zoning initiatives: the comprehensive zoning ordinance update, consolidation and expansion of the Township's environmental protection regulations into the General Ordinance, and the development of energy system regulations addressing wind, solar and energy storage. She explained that the environmental protection updates include provisions addressing wellhead protection, groundwater, stormwater management, natural features, tree preservation, and soil erosion and sedimentation control. Ms. Stefforia also reported that staff is finalizing the energy system ordinance, which incorporates applicable national standards and recommendations from subject matter experts. She stated that staff is continuing to review the draft language to ensure it is comprehensive and internally consistent before presenting it to the Planning Commission for consideration.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:42 p.m.

Minutes Prepared: June 28, 2026

Minutes Approved: July 23, 2026