

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JUNE 11, 2015

Agenda

DISCUSSION OF ZONING ORDINANCE ISSUES AND POTENTIAL FUTURE AMENDMENTS.

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, June 11, 2015, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Fred Antosz
Wiley Boulding, Sr.
Dusty Farmer
Pam Jackson, Vice Chairperson
Millard Loy
Mary Smith

MEMBERS ABSENT: Terry Schley, Chairperson

Also present were Greg Milliken, Planning Director; and Martha Coash, Meeting Transcriptionist. No other persons were in attendance.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

In the absence of Chairperson Schley, Vice Chairperson Jackson assumed the Chair and called the meeting to order at approximately 7:00 p.m. The "Pledge of Allegiance" was recited.

AGENDA

The Vice Chairperson asked for a motion to approve the agenda.

Mr. Loy made a motion to accept the agenda as presented. Ms. Farmer seconded the motion. The motion passed unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Vice Chairperson Jackson asked if anyone in attendance wished to comment on non-agenda items.

There were no public comments on non-agenda items. Vice Chairperson Jackson moved to the next item on the agenda.

APPROVAL OF THE MINUTES OF MAY 28, 2015

The Vice Chairperson asked if there were any additions, deletions or corrections to the minutes of the Meeting of May 28, 2015. Hearing none, Vice Chairperson Jackson asked for a motion to approve the minutes.

Mr. Antosz made a motion to approve the minutes of the May 28, 2015 meeting as presented. Mr. Boulding, Sr. seconded the motion. The motion was approved unanimously.

Vice Chairperson Jackson moved to the next item on the agenda.

DISCUSSION OF ZONING ORDINANCE ISSUES AND POTENTIAL FUTURE AMENDMENTS.

Vice Chairperson Jackson said the next item on the agenda was a discussion of zoning ordinance issues and potential future amendments and asked Mr. Milliken to provide background for the discussion.

Mr. Milliken said bearing in mind the number of concerns and issues raised at recent meetings to be addressed in the Zoning Ordinance, Staff felt it would be a good idea to discuss some of these issues to get initial feedback and direction from the Planning Commission. The items included purpose statements/district standards, sanitary sewer/septic requirements, signs, and landscaping. He said no attempt would be made to resolve them at one meeting, that in fact it would be likely a consultant will need to be utilized to assist the Township to develop necessary amendment language and ensure the identified concerns are addressed in a comprehensive and efficient manner. He noted that several of the issues are inter-related and a broad discussion of the issues this evening would be most effective.

The group discussed the four items in depth and had a number of questions for Mr. Milliken.

After discussion of each item, the consensus of the board was to consider engaging a consultant to assist with the following:

- Review of the ordinance and purpose statements to be sure they are in agreement; defining terms such as “density”, “rural”, “rural residential”, and “impact on natural resources”; and to clarify the area of authority and ramifications of Planning Commission decisions regarding these issues.

- Review of the ordinance standards regarding sanitary sewer and septic system regulations and the relationship to and influence on possible future expansion in the Township.
- Review of standards for signs and amendment to the ordinance to make sign regulations for financial institutions in C districts consistent with those for financial institutions in the R3 district; to consider increasing the standards for the percentage of sign area allowed to be changeable in light of sign technology advances; and to assess whether language should be adjusted to more clearly define the percentage of window area that may be covered by signs.

In addition the group agreed it would be valuable to schedule a tour this summer for Commissioners to look at sites that have established landscape plans based on ordinance requirements. This will allow them to compare what was proposed to what exists and determine how it has worked with what is intended by the ordinance. Mr. Milliken indicated he would take suggestions as to places Commissioners would like to visit.

OLD BUSINESS

Vice Chairperson Jackson asked if there was old business to come before the Commission. There was no old business so she moved to the next item on the agenda.

OTHER BUSINESS

Vice Chairperson Jackson noted the Friends of Parks will hold its first movie night Thursday, June 18.

PLANNING COMMISSIONER COMMENTS

Mr. Loy told Commissioners about an upcoming Drake Farmstead Steering Committee meeting on June 23 and Prairie/Fun Day on July 18.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Vice Chairperson Jackson asked for a motion to adjourn.

Mr. Boulding, Sr. made a motion to adjourn. Mr. Loy seconded the motion. The motion carried unanimously.

Vice Chairperson Jackson adjourned the Planning Commission meeting at approximately 8:05 p.m.

Minutes prepared:
June 13, 2015

Minutes approved:
June 25, 2015