

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION**

**MINUTES OF A MEETING HELD AUGUST 28, 2014**

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**Agenda**

**DISCUSSION – WEST MAIN STREET & 9<sup>TH</sup> STREET SUB AREA PLAN  
IMPLEMENTATION PROJECT.**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, August 28, 2014, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairperson  
Fred Antosz  
Wiley Boulding, Sr.  
Dusty Farmer  
Millard Loy  
Richard Skalski

MEMBERS ABSENT: Pam Jackson

Also present was Gregory Milliken, Planning Director.

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order by Chairperson Schley at approximately 7:00 p.m. and the “Pledge of Allegiance” was recited.

**AGENDA**

The Chairperson asked for a motion to approve the agenda.

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

## **PUBLIC COMMENT ON NON-AGENDA ITEMS**

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

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

## **APPROVAL OF THE MINUTES OF AUGUST 14, 2014**

The Chairperson asked if there were any additions, deletions or corrections to the minutes of the meeting of August 14, 2014. Chairperson Schley suggested a change on page 5 and Mr. Antosz suggested a couple of changes on page 6. With those changes having been discussed, Mr. Loy made a motion to approve the minutes of the August 14, 2014 meeting with the suggested changes. Mr. Skalski seconded the motion. The motion was approved unanimously.

Chairperson Schley moved to the next item on the agenda.

## **DISCUSSION – WEST MAIN STREET & 9<sup>TH</sup> STREET SUB AREA PLAN IMPLEMENTATION PROJECT**

Chairperson Schley moved to the West Main Street and 9<sup>th</sup> Street Sub Area Plan Implementation Project. The last meeting ended with discussion having just entered the proposed amendments to the PUD chapter of the Ordinance. The Commission picked up their review in Section 60.410.

The Planning Commission discussed the proposed parcel size for a residential PUD and determined it should be left at 20 acres and not 10 acres in order to satisfy the intent of a planned development.

Commission members reviewed the uses identified for residential PUDs, particularly non-residential uses and the existing standards limiting when non-residential uses can be developed.

Dave Ash, realtor, indicated that for residents in a development, there is a desire to know what adjacent properties will be developed as, particularly if identified as commercial uses. He also discussed parcel sizes for PUD.

The Commission discussed open space requirements for PUD. There was discussion of what is and is not open space and how much should be required.

In terms of commercial PUD development, the Commission felt that 2 acres was too small and would be too hard to do a coordinated development. Therefore, a minimum of 10 acres was suggested.

For open space, it was suggested that a minimum of 5% be used instead of 10%.

Mr. Antosz asked about the existing standards for PUD development in the CR district. Mr. Milliken indicated that this would need to be revised, likely by amending it to reference to these proposed amendments.

Mr. Boulding asked if there were standards for lighted sidewalks. Chairperson Schley indicated there was no such requirement, which Mr. Boulding thought was good.

Chairperson Schley indicated he felt these were ready to go to public hearing. Mr. Milliken suggested bringing the revised copies of the proposed amendments to the Commission for one last review. Then, the public hearing can be held a month following. Commission members agreed with that plan.

### **OLD BUSINESS/ANY OTHER BUSINESS**

Mr. Boulding asked about the status of the ITC powerline situation. Mr. Milliken and Chairperson Schley gave the Commission an update.

### **PLANNING COMMISSIONER COMMENTS**

Mr. Milliken indicated that there was a copy of a letter in their packets from MTA regarding a seminar that would be held at the Township Hall regarding mobile home regulations. It was free, and if any other Commission members are interested, they should contact the Township Clerk.

Mr. Milliken also gave an update on the South Drake Road Corridor Authority and possible future applications.

Mr. Skalski indicated he was sorry but would not be in attendance at the next meeting.

Ms. Farmer stated she was sorry she could not attend the MTA session due to work commitment.

### **ADJOURNMENT**

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

Mr. Loy made a motion to adjourn. Mr. Skalski seconded the motion. The motion carried unanimously.

Chairperson Schley adjourned the Planning Commission meeting at approximately 8:18 p.m.

Minutes prepared:  
September 2, 2014

Minutes approved:  
September 11, 2014