

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A SPECIAL MEETING HELD OCTOBER 22, 2015

Agenda

LANDSCAPING INSPECTION FIELD TRIP

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, October 22, 2015, commencing at approximately 5:30 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairperson
Fred Antosz
Wiley Boulding, Sr.
Dusty Farmer
Pam Jackson

ABSENT: Millard Loy
Mary Smith

Also present was Julie Johnston, Planning Director.

The meeting was called to order by Chairperson Terry Schley; the group promptly departed for a landscaping inspection field trip of four locations:

- 1) Wings, Etc. – 6740 Seeco Drive
- 2) Walgreens – 6649 West Main
- 3) Arby's – 6600 West Main
- 4) Omni Credit Union -6622 West Main

The field trip concluded at the Township Hall and the meeting was adjourned by Chairperson Schley at approximately 6:45 p.m.

Minutes prepared:
October 25, 2015

Minutes approved:
November 12, 2015

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD OCTOBER 22, 2015

Agenda

REVIEW OF LANDSCAPING INSPECTION FIELD TRIP

DISCUSSION OF ZONING ORDINANCE AMENDMENTS

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, October 22, 2015, 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
Pam Jackson

ABSENT: Millard Loy
Mary Smith

Also present were Julie Johnston, Planning Director, and Martha Coash, Meeting Transcriptionist. No other persons were in attendance.

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. Antosz made a motion to accept the agenda as presented. Mr. Boulding, Sr. Seconded the motion. The motion passed unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no members from the public present; Chairperson Schley moved to the next item on the agenda.

APPROVAL OF THE MINUTES OF OCTOBER 8, 2015

The Chairperson noted a replacement set of minutes with corrections to page nine related to the timing of the return to open session and adjournment of the public meeting were provided to the Commission and asked if there were any additions, deletions or corrections to the corrected minutes of the Meeting of October 8, 2015. Hearing none, he asked for a motion to approve the minutes as presented.

Ms. Farmer made a motion to approve the minutes of the October 8, 2015 meeting. Mr. Antosz seconded the motion. The motion was approved unanimously.

REVIEW OF LANDSCAPING INSPECTION FIELD TRIP

Chairperson Schley moved to the next item on the agenda, a review of the landscaping field trip taken by Commissioners just prior to the regularly scheduled meeting

Discussed were the canopy trees seen and the definition of them in the Ordinance related to the industry standard and what is desired. The ordinance speaks to single stem caliper size. Perhaps further clarification of the definition of canopy trees needs to be developed. Standards and ordinances from other municipalities could be looked at, possibly considering height, native species and unacceptable species, caliper size, American Standard for nursery stock, length of time to maturity, and enforceability issues. Commissioners noted they were pleased with the landscaping they saw at the four businesses toured.

Consideration of required green space and the impact of mature plantings on lighting/safety, whether there should be a required distance from lighting established for trees, and the possibility of allowing people to make the decision themselves or to make suggestions to the Township to utilize non-manicured methods of landscaping in order to provide some relief from constant upkeep and to be more in keeping in less urban areas of the Township was discussed.

The possibility of changing requirements for landscaping in large parking lots was considered relative to upkeep and safety. Breaking up the sea of asphalt rather than requiring a proscribed number of trees might be a direction to take. Giving business owners the option to replace trees removed from their property in other areas of the Township rather than replanting in place where they might impact on the owner's ability

to maximize land use, their ability to maintain healthy trees in a parking lot, and on the parking lot itself in terms of upkeep and safety for customers was also discussed.

Including in the Ordinance a method to allow business owners the opportunity to suggest ideas that make sense for a particular situation for consideration by the Planning Commission and discussion with the Township Attorney regarding creation of a precedent deviation was suggested.

Also considered were ways to encourage business owners to utilize creative and sustainable methods of landscaping, using pervious paving systems in order to protect groundwater as an example.

There were no further comments or discussion; Chairperson Schley moved to the next agenda item.

DISCUSSION OF ZONING ORDINANCE AMENDMENTS

Ms. Johnston presented possible Zoning Ordinance amendments for priority consideration.

After discussion, the following general outline of priorities was agreed upon:

Consideration October – December 2015

- District Purpose Statements
- Allowing Commercial Flags in the Village Form-Based Code Overlay Zone (section 34.00)
- Open Space Preservation Ordinances (consider combining to one ordinance)
- Site Plan Review Ordinance (if no change, why require site plan?)
- Landscaping (Section 75.00)

Consideration Longer Term – October – July

- Lot size related to septic and sewer
- Lighting (Section 78.700 – 78.730)
- Neighborhood Commercial Overlay Zone – changed to Transitional Mixed Use District from Future Land Use Plan (Section 52.00)
- Parking Lot Size Relative to Building Size

OLD BUSINESS/OTHER BUSINESS

There was no old business or other business to consider; Chairperson Schley moved to the next item on the agenda.

PLANNING COMMISSIONER COMMENTS

Commissioners had no comments to share.

ADJOURNMENT

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

Ms. Farmer made a motion to adjourn. The motion carried unanimously.

Chairperson Schley adjourned the Planning Commission meeting at approximately 8:03 p.m.

Minutes prepared:
October 25, 2015

Minutes approved:
November 12, 2015