

**OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING**

**MINUTES OF A WORK SESSION AND PLANNING COMMISSION MEETING  
HELD JULY 26, 2018**

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**PLANNING COMMISSION WORK SESSION**

**Agenda**

**DISCUSSION OF ZONING ORDINANCE RE-ORGANIZATION**

- a. Re-Organized Code – Distribution of Notebooks**
  - b. Agritourism**
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A work session of the Oshtemo Charter Township Planning Commission was held on Thursday, July 26, 2018, commencing at approximately 6:05 p.m. at the Oshtemo Charter Township Hall.

**MEMBERS PRESENT:** Cheri Bell, Chairperson  
Fred Antosz  
Dusty Farmer, Secretary  
Micki Maxwell  
Mary Smith  
Bruce VanderWeele, Vice Chairperson

**MEMBERS ABSENT:** Ollie Chambers

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and one interested person.

**a. Re-Organized Code – Distribution of Notebooks**

Ms. Johnston outlined the contents of the notebooks, indicating the re-organized Ordinance has been completed. She pointed out to the Board members how each tab of the notebook was a larger grouping of the Ordinance, for example all of the Zoning Districts are now organized separate from the Overlay Zones. She then noted each tab has a table of contents if there was more than one Article located within the tab.

Ms. Johnston had several questions related to the re-organized ordinance she posed to the Board members. These included the following:

1. Discussion of “motorized vehicle roadways,” which is included in a larger use group in the RR: Rural Residential District but not within this same use group in other residential districts. The Board decided to remove this use from the RR District and consider writing language at a later date within the industrial district.

2. Several ordinances have a heading called “limitations” or “design standards,” which generally outline development standards for that particular zoning district. The Board decided to change all of these headings to “Development Standards.”
3. Discussion was had regarding Special Exception Uses (now called Special Land Uses), which were included in the old Section 60.000 but were not specifically called out in the zoning districts in which they were permitted. It was decided to add these uses to the individual zoning districts.
4. Finally, Ms. Johnston indicated she added some information to the Special Land Uses Article called “Review Criteria.” The intent was to improve the criteria the Planning Commission would use in deciding whether a use should be approved. The Board members discussed the recommended language and made suggested changes to be reviewed at the August 9<sup>th</sup> meeting.

Ms. Johnston went on to discuss next steps, which would include a review at the August 9<sup>th</sup> meeting and then a public hearing at the first September meeting. She also indicated she would speak with Supervisor Heiny-Cogswell about getting the re-organized ordinance on the Township Board’s work session agenda in September.

b. Agritourism

Having exhausted the time allowed for the work session, Agritourism was tabled until the next work session.

The Planning Commission work session ended at approximately 7:00 p.m.

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## REGULAR PLANNING COMMISSION MEETING OF JULY 26, 2018

### Agenda

**PUBLIC HEARING: SPECIAL EXCEPTION USE – DIMENSIONAL DEPARTURE FROM THE SIGN ORDINANCE**  
**CONSIDERATION OF A DIMENSIONAL DEPARTURE REQUEST BY ALLIED SIGNS, INC., ON BEHALF OF OSHTEMO HOTELS, LLC, FROM SECTION 76.170 OF THE TOWNSHIP ZONING ORDINANCE, TO PLACE THE TOP OF A WALL SIGN HIGHER THAN THE PERMITTED 30 FEET, PER SECTION 60.405 OF THE PLANNED UNIT DEVELOPMENT ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT**

5724 WEST MAIN STREET, KALAMAZOO, MI 490098, WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-130-030.

**PUBLIC HEARING: SPECIAL EXCEPTION USE – TEMPORARY OUTDOOR EVENT CONSIDERATION OF AN APPLICATION FROM THE LAWTON RIDGE WINERY TO ALLOW A FOOD TRUCK AT 8456 STADIUM DRIVE IN THE I-1: INDUSTRIAL DISTRICT. PARCEL NO. 3905-33-402-161.**

**SITE PLAN REVIEW: LANGELAND FUNERAL HOME CONSIDERATION OF AN APPLICATION FROM THE LONG ISLAND PARTNERSHIP TO DEVELOP A NEW CREMATORIUM AT 3926 SOUTH 9<sup>TH</sup> STREET IN THE VC: VILLAGE COMMERCIAL DISTRICT. PARCEL NO. 3905-35-330-018.**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, July 26, 2018, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Cheri Bell, Chairperson  
Fred Antosz  
Micki Maxwell  
Dusty Farmer, Secretary  
Bruce VanderWeele, Vice Chairperson  
Mary Smith

MEMBER ABSENT: Ollie Chambers

Also present were Julie Johnston, Planning Director, James Porter, Attorney, Martha Coash, Meeting Transcriptionist, and nine interested persons.

**Call to Order**

The meeting was called to order by Chairperson Bell at approximately 7:10 p.m.

**Pledge of Allegiance**

Chairperson Bell invited those in attendance to recite the Pledge of Allegiance.

**Approval of the Agenda**

Chairperson Bell asked if there were any additions or deletions to the agenda. Hearing none, she asked for a motion.

Mr. Antosz made a motion to approve the agenda as presented. Mr. VanderWeele supported the motion. The motion was approved unanimously.

## **Public Comment on Non-Agenda Items**

There were no public comments on non-agenda items.

## **Approval of the Minutes of the Work Session and Regular Meeting of June 28, 2018**

Chairperson Bell asked if there were additions, deletions or corrections to the Minutes of either the Work Session or the Regular Meeting of June 28, 2018.

Hearing none, Chairperson Bell asked for a motion.

Mr. VanderWeele made a motion to approve the minutes of the Work Session and the Regular Meeting of June 28, 2018 as presented. Mr. Antosz supported the motion. The motion was approved unanimously.

## **PUBLIC HEARING: SPECIAL EXCEPTION USE – DIMENSIONAL DEPARTURE FROM THE SIGN ORDINANCE** **CONSIDERATION OF A DIMENSIONAL DEPARTURE REQUEST BY ALLIED SIGNS, INC., ON BEHALF OF OSHTEMO HOTELS, LLC, FROM SECTION 76.170 OF THE TOWNSHIP ZONING ORDINANCE, TO PLACE THE TOP OF A WALL SIGN HIGHER THAN THE PERMITTED 30 FEET, PER SECTION 60.405 OF THE PLANNED UNIT DEVELOPMENT ORDINANCE. THE SUBJECT PROPERTY IS LOCATED AT 5724 WEST MAIN STREET, KALAMAZOO, MI 490098, WITHIN THE C: LOCAL BUSINESS DISTRICT. PARCEL NO. 3905-13-130-030.**

Chairperson Bell moved to the next item on the agenda and asked Ms. Johnston for her presentation.

Ms. Johnston indicated the applicant, Oshtemo Hotels, LLC, submitted a request to the Zoning Board of Appeals for a variance to allow a wall sign at a height taller than the permitted maximum. The building in question is the Holiday Inn Express currently under construction within the Westgate Planned Unit Development (PUD) located at the northeast corner of US131 and West Main Street. The Westgate PUD is zoned C: Local Business District with a PUD overlay. Per the Sign and Billboard Ordinance requirements, Section 76.170, wall signs for hotels are restricted to a maximum height of 30 feet.

The applicant was seeking a variance from Section 76.170 to allow the placement of two wall signs located near the top of the Holiday Inn Express building, which has a maximum height of 45 feet 4 inches. Both the west and south facing signs would have a maximum wall sign height of approximately 39 feet 11 inches, 9 feet 11 inches above the maximum allowed placement for a sign.

The applicant indicated the variance was needed due to the distances the building is setback from both US131 and West Main Street. They intend to construct

only two signs when four are allowed and plan to located them facing US131 and West Main Street. The request was to ensure maximum visibility for the two planned signs.

During discussions with the Zoning Board of Appeals, Staff pointed out the hotels are located within a planned unit development, which has a mechanism for dimensional departures from the code. Section 60.405 of the PUD ordinance allows the Planning Commission to grant dimensional departures from the ordinance if the departure meets the purpose and intent of the PUD ordinance. After much discussion regarding the variance and the PUD ordinance, the Zoning Board of Appeals made a motion to refer the request to the Planning Commission, indicating the PUD ordinance was a more appropriate tool as the Westgate development could be reviewed more holistically.

She noted developers are often attracted to PUDs because of this inherent flexibility, but the departures should be beneficial to the development's patrons and the community in general.

For this particular request, Ms. Johnston explained the applicant contended:

1. Allowing the signs to be closer to the roof of the building will increase visibility for motorists passing on West Main Street and US131.
2. The wall signs will be the main signs for the hotels; ground mounted signs will be incorporated into the entire Westgate development, with no stand-alone ground mounted signage for the hotels.
3. The location of the signs near the top of the building is typical to the Holiday Inn brand and standard in the hotel industry.
4. The Holiday Inn brand normally develops signs on three sides of the building, the applicant is only asking for two wall signs to limit the light pollution to the residential neighbors to the east.
5. As the first project in the Westgate PUD, other developments may obscure the sign, particularly the one facing West Main Street, if it was placed at the 30-foot height. The taller elevation helps to alleviate this concern.

Ms. Johnston said the thought-provoking component of this request was the disparity in the Zoning Ordinance between heights of buildings and placement of signs. Building height in Oshtemo Township is based solely on the ability to meet setbacks. On the other hand, the Sign Ordinance limits height to 30-feet, not allowing signs to develop at a proportional height to the stature of the building, clearly seen with this application. The property in question was of a large enough size to allow setbacks to accommodate the approximate 46-foot-tall structure. Placing the signs at the 30-foot height would locate them more at the third-floor level of the structure than the top floor, where it is more expected and generally the industry standard.

She said in the past, the Planning Commission has granted departures from the sign ordinance for another commercial PUDs. The Corner@Drake property received a departure for Trader Joe's to allow three wall signs when only two were permitted and for the height of the ground sign on Drake Road to allow accommodations for many of the internal PUD uses. In both cases, it was determined that the dimensional departures made for a more coordinated, cohesive, and user-friendly commercial development meeting the spirit and intent of the PUD ordinance.

An argument could be made that the 145-foot utility corridor located between the PUD and the right-of-way of US131 represents a unique condition in this area. Without this dedicated utility corridor, the Westgate PUD and the hotel would have more direct frontage on US131. The distance of the hotels from US131 pavement is approximately 375 feet and 1,700 from the pavement of West Main Street. With these distances, locating the sign at a height of 39 feet 11 inches as opposed to 30 feet would not likely be a noticeable difference.

To conclude, she said the intent of the PUD ordinance is to allow flexibility within the development that promotes more creativity and imaginative design. The second Holiday Inn building, currently under construction and not included in the applicant's original application, reaches a maximum height of 67 feet. Locating the wall sign at 30 feet, or the approximate mid-point to the building, would not only be out of character to the standard sign placement, it would also look awkward on the structure. Allowing the signs to be raised to a point closer to the roof line is more in keeping with generally accepted placement of a wall sign. In addition, due to the scale of the development, 86-acres, and its setbacks from the major thoroughfares, it is not likely that the increased height would be considered out of character.

While the current application is only for the Holiday Inn Express, it is very likely that this same request will be made for both hotels, if not other later developments within the PUD. She suggested the Planning Commission consider reviewing this request not just for the current application, but for the entirety of the PUD. The difficulty with that review is the unknown extent of future development, for example how tall future structures will be.

Ms. Johnston said Staff recommended the Planning Commission allow a dimensional departure for the height of wall signs within the Westgate PUD. The departure will not impede public health, safety, and welfare, and would be in keeping with the flexibility allowed within the PUD ordinance. Staff's recommendation is as follows:

*For those buildings with heights taller than 35 feet within the Westgate PUD, the top of any wall sign, including its superstructure, shall be no higher than five feet below the roofline/parapet wall of the building to which the sign is attached.*

She said in the future, as other buildings are developed over 35 feet in the Westgate PUD, this would apply.

Chairperson Bell thanked Ms. Johnston for her report and asked whether there were questions from the Board.

Answering a question from Ms. Smith regarding whether there would be free-standing post signs for this project, Ms. Johnston said pole signs would be permitted by Ordinance, but that isn't the intent by the developer, though a post sign may be possible on West Main or Maple Hill Drive. This request is about the placement of wall signs.

Ms. Farmer asked if the Planning Department wants to revisit the sign ordinance again and whether it could be hired out.

Ms. Johnston said it needs to be addressed and will be after the agritourism ordinance has been completed. Even if hired out, work on it is still a few months out and must be included in the Planning Commission schedule.

Chairperson Bell noted that it is likely that when the Sign Ordinance was written there were no buildings taller than 30 feet in the Township.

Ms. Johnston said several ZBA members were ready to approve the variance, but the group felt that because the development is in the PUD, which has provision allowing dimensional departures, it would be better for the Planning Commission to consider the entire PUD then review variance after variance for sign height.

Attorney Porter agreed, saying the ZBA thought the PC should look at the whole PUD rather than end up with multiple variance requests. He said Ms. Johnston's proposal would provide more consistent and uniform decisions.

Hearing no further questions, Chairperson Bell asked whether the applicant wished to speak.

Mr. Patrick Stieber, Allied Signs Inc., 33650 Giftos, Clinton Township, said he felt an oversight in the code itself was the reason they were here. The signs meet Ordinance requirements except for the height requested. They need to be visible from U.S.-131. He said Holiday Inn would be the next hotel to be built in the PUD and they would have the same situation. The sign fits well with the hotel design and image of the new Holiday Inn hotels and he felt the recommendation should be approved.

Mr. Phil Sarkasian, Amerilodge, 8988 Royce Drive, Sterling Heights, said the hotel has vast corporate experience and will be a good neighbor. He indicated a pole sign will not be included in the plans. He noted a letter of support from AVB and asked for consistency with other communities. Only two wall signs are requested so the apartment complex to the east will not be affected. The lights are not bright enough to cause light pollution so will cause no harm. The project will stimulate the PUD.

There were no other speakers; the Chair moved to Board Deliberations.

Ms. Farmer said neither the letter of support from the builder nor consistency with other Townships were of concern to her. She is more concerned with the neighbors. Consistency within the PUD is important and felt an overall decision within the PUD was needed.

Chairperson Bell said what stood out to her was the PC approval of the sign at the Corner@Drake.

Attorney Porter said it is true that consistency in decisions is important. If there are different standards approved for PUD, standards must be articulated with reasons for the decision. The criteria in this case may be different than the Corner@Drake situation. Different PUDs can have different decisions, but there need to be good reasons for treating them differently.

Ms. Farmer noted the signs on the hotel will not face residential area that is immediately adjacent to the hotel.

Chairperson Bell said sensitivity is needed regarding the location of signs; Feedback is not always positive about this development and care needs to be taken when making decisions so people understand why the PC is doing what it is doing.

Ms. Farmer said Westport feedback indicates concern about more traffic noise as the PUD is developed.

Mr. VanderWeele explained the ZBA was very much in favor of approving the sign variance, but felt the PC was the better route to take to avoid further variances and indicated his support for the recommendation.

Mr. Antosz commented the visibility of signage from 131 is impacted by Consumers Power equipment being in the way.

Chairperson Bell determined there were no further comments and asked for a motion.

Ms. Farmer made a motion to approve the recommendation from Staff to allow a dimensional departure for the height of wall signs within the Westgate PUD as follows: "For those buildings with heights taller than 35 feet within the Westgate PUD, the top of any wall sign, including its superstructure, shall be no higher than five feet below the roofline/parapet wall of the building to which the sign is attached." Mr. VanderWeele supported the motion. The motion was approved unanimously.



**PUBLIC HEARING: SPECIAL EXCEPTION USE – TEMPORARY OUTDOOR EVENT  
CONSIDERATION OF AN APPLICATION FROM THE LAWTON RIDGE WINERY TO  
ALLOW A FOOD TRUCK AT 8456 STADIUM DRIVE IN THE I-1 INDUSTRIAL  
DISTRICT. PARCEL NO. 3905-33-402-161.**

Chairperson Bell asked Ms. Johnston to review the application from Lawton Ridge Winery.

Ms. Johnston said the applicant requested a special exception use and general site layout approval to allow a variety of food trucks on their property during the summer months of the year. Lawton Ridge Winery is located at 8456 Stadium Drive and is zoned I-1: Industrial District.

The request was to allow mobile food trucks during the warmer months of the year. No specific dates or times of the event were provided in the application. However, this request is due to an enforcement action pending on the property. The Winery has already been holding their food truck events, which Staff believe are being held every Wednesday, generally from 4:00 pm to 7:00 pm, for some time.

Ms. Johnston indicate their requested placement of the food truck is within the front yard of the site, specifically within the Stadium Drive right-of-way. Unfortunately, the requested location does not meet the setback requirements for Stadium Drive. Per Section 64.100: Designated Highways of the Setback Ordinance, Stadium Drive requires a 120-foot setback from the centerline of the road. This would move the location of the requested food truck within the parking lot of the site. If the application were approved by the Planning Commission, the food truck would need to be located within the parking lot in a manner that will not impede the access of emergency vehicles. The drive aisle into the parking lot will need to remain clear for continued access.

She noted public restroom facilities are provided inside the building. No additional equipment or trailers are being brought to the subject property. All other ordinance requirements have been met.

Ms. Johnston said the 60.100 zoning ordinance special exception use considerations will be met once the food truck location has been removed from the Stadium Drive right-of-way.

Ms. Johnston recommended the Planning Commission grant the temporary outdoor event at 8456 Stadium Drive for a food truck, subject to the following conditions:

1. The food truck will only be permitted onsite Wednesdays from 3:30 pm to 7:30 pm with food sales from 4:00 pm to 7:00 pm.
2. The food truck will be permitted from the date of this approval through September 30, 2018, for a total of nine more events.

3. The food truck will be located onsite in accordance with all applicable setback requirements for the property.
4. The location of the food truck will place outside of the any parking lot drive aisle to ensure emergency vehicle access to the site.
5. The Kalamazoo County Environmental Health license for the food truck shall be provided to the applicant and kept on file for proof of proper operating permits.
6. Fire inspection permits, if applicable, for hood systems and fire extinguishers, shall also be provided to the applicant and kept on file for proof of fire safety.
7. The property owner's liability insurance shall be provided to the Township.
8. Inspections by the Fire Marshall periodically throughout the approved timeframe of the event, if needed.

Chairperson Bell asked about the 120 foot setback from the centerline of Stadium Drive.

Ms. Johnston noted the right-of-way for Stadium Drive varies due to acquisition from MDOT and the Road Commission and widening of the road over time. The use of a setback from the centerline as opposed to the right-of-way line, she believes, is an attempt to ensure buildings have a consistent visual setback appearance. If the setback was from the right-of-way, which varies, then building setbacks would also vary. The only way to allow the truck within the front yard, would be through the variance process, which she indicated would be difficult to grant.

Attorney Porter noted setbacks aside, the food truck cannot be located within the right-of-way.

In answer to a query from Ms. Farmer, Ms. Johnston said overflow parking that may occur on Stadium Drive, a public road, cannot be regulated by the Township. She said the Township could encourage a location for overflow parking be designated on site during the temporary event. There is plenty of room on this site and that is not likely to be an issue.

Hearing no further questions, Chairperson Bell asked whether the applicant wished to speak.

Mr. Crick Haltom, 7630 W. ML Ave, indicated after six years of hosting food truck events they learned this year that a permit was needed. He indicated he felt it was more like a catering situation than a temporary event. He would like to extend the hours from 3:30 p.m. until 8:30 p.m. and to provide the food trucks through October.

Ms. Johnston felt hours and schedule requests were acceptable. The Planning Commission would need to alter the conditions if they moved for approval.

Attorney Porter confirmed that what Mr. Haltom wants to provide, as described, is indeed defined as a temporary event by Township regulation. He also said under no circumstances could the event be held within the right-of-way unless approval was granted by the Road Commission of Kalamazoo County.

Chairperson Bell asked if there was anyone from the public wishing to speak.

Mr. Richard Schramm, 2001 4<sup>th</sup> Street, spoke referencing an abstract from the Highway Department regarding Stadium Drive property and use of the front yard by property owners, arguing for permitted use at the front of the property. He cited a fence that had to be rebuilt by the Highway Department because a house was too close to the road. He felt property owners should be able to use the setback area because the right-of-way takes up most of the front yards. He also made comments about use of side yards and wondered how sidewalk sales were different.

Attorney Porter stated sidewalk sales are also a temporary event, which must be approved by the Township, and that the Township is not the Road Commission and a fence is not a food truck.

Hearing no further comments from audience members, Chairperson Bell moved to Board deliberation.

Attorney Porter indicated the time and date changes requested would be fine.

Ms. Farmer said the food trucks at the winery are a great event, but the food trucks are outside the approvals previously granted to the winery and the temporary event approval must be obtained. She agreed with the Staff recommendation and had no issue with the time and date revisions .

Attorney Porter said if the applicant wants to use the right-of-way it would have to be approved by the Road Commission. The Planning Commission must stick to Township code. The applicant would have to apply for a variance to use a setback.

Ms. Smith addressed the applicant's view that the food trucks are more a catering opportunity than a temporary event, saying patrons buy food at the truck; if it were a catering event they would purchase food inside the building. She added all food truck events need to be treated in the same way.

Hearing no further comments, Chairperson Bell asked for a motion.

Ms. Farmer made a motion to approve the special exception use for a temporary outdoor event from the Lawton Ridge Winery as requested, with Staff conditions as presented, and to allow the applicant's request for hours to run from 3:30 p.m. to 8:30

p.m. and events to take place through the end of October 2018. Mr. VanderWeele supported the motion. The motion was approved unanimously.

**SITE PLAN REVIEW: LANGELAND FUNERAL HOME  
CONSIDERATION OF AN APPLICATION FROM THE LONG ISLAND PARTNERSHIP  
TO DEVELOP A NEW CREMATORIUM AT 3926 SOUTH 9<sup>TH</sup> STREET IN THE VC:  
VILLAGE COMMERCIAL DISTRICT. PARCEL NO. 3905-35-330-018.**

The Chair asked Ms. Johnston for her report on the application from Long Island Partnership regarding the development of a new crematorium.

Ms. Johnston said in November of 2017, Langeland Funeral Home began the rezoning process in order to change from R-4: Residence District, in which funeral homes are permitted but not crematories, to VC: Village Commercial. The Planning Commission determined that the rezoning followed the Township's future land use plan and that both funeral homes and crematories were appropriate within the VC district, albeit as Special Exception Uses (SEU). Following on the use approvals granted by the Planning Commission, the rezoning was successfully approved by the Township Board. The applicant is now seeking site plan approval for the crematory.

She indicated the application is for a new 4,995 square foot facility and some additional parking on the existing funeral home site. Ms. Johnston said with only a few details still need to be addressed before the project site plan can be considered truly complete, but Staff was comfortable in recommending approval for the new crematory. She requested the Planning Commission attach the following conditions, to be administratively reviewed and approved:

1. Prior to the issuance of a building permit, the Township Engineer shall be provided with sufficient information by which to ensure that any pedestrian ramps will be constructed in full accordance with the Americans with Disabilities Act.
2. Prior to the issuance of a building permit, the applicant shall provide an updated photometric plan for the property, clearly indicating that light levels, lamp wattages, and design are in full compliance with the relevant sections of the Zoning Ordinance.
3. Prior to the issuance of a certificate of occupancy, the Township shall be provided with a fully compliant landscape plan. In particular, any outstanding deficiencies related to internal parking lot landscaping shall be corrected.

There were no questions from Commissioners. Chairperson Bell asked if the applicant wished to speak.

Mr. Pat Flanagan, 1209 E. Milham, on behalf of Langeland's and Long Island, said this will be a very nice, well-kept facility.

Mr. Norm Langeland, 3926 S. 9<sup>th</sup> Street, said this will be a top-quality facility and that the state inspector wants it to be the standard for Michigan in the future.

Hearing no further comments, the Chair moved to Board Deliberations.

Ms. Farmer said there is much interest and support in the community for this needed facility and she supported the recommendation.

Chairperson Bell said she is glad the facility is coming to the community to make this service accessible and noted its value ecologically.

Mr. VanderWeele made a motion to approve the site plan from the Long Island Partnership to develop a new crematorium as requested, based on the recommendation from Staff and including the three stated conditions. Ms. Farmer supported the motion. The motion was approved unanimously.

### **Old Business**

Ms. Smith thought there might have been a problem with the date the fireworks stand at Drake and K-L Avenue was removed; Ms. Johnston will check into it.

Ms. Johnston reported Kalamazoo Township is updating its Master Plan and at the appropriate time Oshtemo Township will have a chance to comment on the draft; she will keep them informed.

### **Any Other Business**

Chairperson Bell asked about progress on the Westgate PUD and when the new hotel is expected to open.

Ms. Johnston said there were no new applications for development except for a road to West Main, which needs MDOT approval. She will keep them informed on any developments.

Ms. Johnston said the hotel hopes to open by the end of summer, but progress seems slow.

### **PLANNING COMMISSIONER COMMENTS**

There were no comments.

## **ADJOURNMENT**

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Bell adjourned the meeting at approximately 8:48 p.m.

Minutes prepared:  
July 25, 2018

Minutes approved:  
August 9, 2018