

OSHTEMO CHARTER TOWNSHIP  
KALAMAZOO COUNTY, MICHIGAN

**NOTICE OF ORDINANCE SUBMITTAL**

TO: THE RESIDENTS AND PROPERTY OWNERS OF OSHTEMO CHARTER TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the proposed Ordinance No. 684 has been submitted to the Township Board of the Oshtemo Charter Township, which, if adopted, would provide, in summary, as follows:

SECTION ONE: AMENDMENT OF ARTICLE 30 – MIXED-USE DISTRICT, SECTION 30.10 - STATEMENT OF PURPOSE AND INTENT, IS HEREBY AMENDED AS FOLLOWS:

The Mixed-Use District was established for the purposes of implementing Oshtemo Township's adopted Sub Area Plans with the intent to encourage a mix of uses in the planned redevelopment of existing commercial areas into cohesive mixed-use districts that feature a complementary mix of uses designed to encourage internal trip capture. The Mixed-Use District designation is designed to accommodate, through comprehensive planning, zoning, building design, site layout, and project review.

SECTION TWO: AMENDMENT OF ARTICLE 30 – MIXED-USE DISTRICT, SECTION 30.20 -ESTABLISHING A MIXED-USE DISTRICT, APPLICATION REQUIREMENTS, IS HEREBY AMENDED AS FOLLOWS:

**C. APPLICATION REQUIREMENTS**

The owner or option purchaser of a tract of land shall seek approval of a Mixed-Use District zoning designation with the simultaneous submittal of a comprehensive development plan. The comprehensive development plan shall include:

**(3) Development Schematic Plan.** A development schematic plan illustrating the proposed streets and the areas designated for residential, non-residential and mixed-uses. The development schematic plan should provide areas planned for mixed-use buildings. Potential specific uses proposed in each area shall be outlined and should be complementary to each other particularly in the mixed-use area(s).

**(4) Layout, Circulation and Transportation.** To meet the intent of this ordinance, the development schematic plan shall provide land uses and incorporate the design of complete streets and multimodal circulation systems that effectively and safely allow users of all modes of transportation to move within the development, and to adjacent developments now or in the future as easements are secured and/or opportunities present.

**(5) Traffic Impact Study (TIS).** A complete analysis of traffic generated by the entire development and the impact said development would have on the surrounding transportation system and proposed mitigation measures shall be provided as outlined in the Transportation and Mobility Ordinance.

To reduce the impact of the development on the surrounding transportation system, this ordinance encourages site designs that promote sustainable travel patterns and minimize external trip generation. Internal trip capture may be considered if the site's design and layout, as described in Section 4, support internal circulation and reduce the need for external vehicle trips.

The Planning Director and the Public Works Director shall provide feedback to the Planning Commission whether the proposed mitigation measures reported in the TIS align with subarea plans, master plans, community surveys, etc., particularly regarding walkability. If the Planning Commission determines that mitigation measures do not meet the vision of the community as reflected in the foregoing, the rezoning request or portions of the project may be denied.

**(8) Residential Density and Density Bonus.**

**II. Density Bonus.** Provided the traffic generated by additional density does not detrimentally impact the transportation network and the vision for specific corridors as embodied in adopted plans, including all modes of transportation, as described in subsection (5) above, a density bonus, up to the maximum gross density defined within Table 30.20.1, may be granted if the proposed development provides additional public benefits to the overall community as outlined below. The bonuses earned from each category shall be added together. Final permitted density shall be rounded to the nearest unit (up if equal to or over .5 a unit or down if under).

**g) Mixed-Use Buildings**

1. Minimum of 20% of buildings have both residential and non-residential uses (10% density bonus)
2. Minimum of 30% of building have both residential and non-residential uses (20% density bonus)

**(10) Phasing.** A developmental procedures agreement shall describe the timing and phasing, if applicable, of the project and outline other development details as necessary. When proposed construction or development is to be phased, the project shall be designed in a manner that allows each phase to function regarding services, utilities, circulation, facilities, and open space. If a phase does not commence within 12 months of the approved phasing plan, the Planning Commission may require a resubmission of the phasing plan for further review and possible revision.

**(11) Buffer from Adjacent Residentially Zoned Districts.**

ii. Walls or fences – Walls or fences may be combined with a berm and together must be a minimum of six (6) feet in height as measured on the side of the proposed wall or fence having the higher grade.

**(12) Natural features.** The development shall be designed to promote the preservation of natural features which shall be defined as water resources and adjacent upland buffers, steep slopes, rolling hills, and dense forests in a manner consistent with the Natural Features Protection District of Ordinance 585 and the Environmental Protection Requirements of Article 56. The Planning Commission may consider and approve deviations as set forth in the ordinance.

SECTION THREE: AMENDMENT OF ARTICLE 30 – MIXED-USE DISTRICT, SECTION 30.30 – DEVELOPING WITHIN THE MIXED-USE DISTRICT, IS HEREBY AMENDED AS FOLLOWS:

**A. CONDITIONS FOR DEVELOPMENT**

If allowed, private streets shall be located in a 50-foot wide easement granted to the Township.

In addition, prior to the submission of the first site plan application within the MU district, the development ownership of the district shall establish a Design Committee. The

Design Committee shall review all site plan submissions against the adopted Design Standards and provide a letter of recommendation to the Planning Department as part of the official site plan application to the Township.

**B. PERMITTED USES**

8) Medical clinics.

11) Reserved

15) Reserved.

21) Drive-in service window or drive-through services for businesses. Any drive-in service window or drive-through service for a restaurant must be located on the endcap of a multi-tenant building and shall not be located on a standalone building.

29) Reserved.

**C. DEVELOPMENT REQUIREMENTS**

4) iv. All mobility and transportation elements shall follow the regulations outlined in the Transportation and Mobility Ordinance.

SECTION FOUR: AMENDMENT OF ARTICLE 2 – CONSTRUCTION OF LANGUAGE AND DEFINITIONS, SECTION 2.20 – DEFINITIONS, IS HEREBY AMENDED AND MORE FULLY SET FORTH IN THE ORDINANCE:

A. ADD: **Adult Foster Care Family Home**

B. ADD: **Adult Foster Care Congregate Facility**

C. ADD: **Unified Care Facility**

D. AMEND: **Adult Foster Care Facility**

E. AMEND: **Adult Foster Care Large Group Home**

F. AMEND: **Adult Foster Care Small Group Home**

SECTION FIVE: AMENDMENT OF ARTICLE 4 – AG: AGRICULTURAL DISTRICT, SECTION 4.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

J. Adult Foster Care Family Home.

SECTION SIX: AMENDMENT OF ARTICLE 5 – RR: RURAL RESIDENTIAL DISTRICT, SECTION 5.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

I. Adult Foster Care Family Home.

SECTION SEVEN: AMENDMENT OF ARTICLE 6 – R-1: RESIDENCE DISTRICT, SECTION 6.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

E. Adult Foster Care Family Home.

SECTION EIGHT: AMENDMENT OF ARTICLE 7 – R-2: RESIDENCE DISTRICT, SECTION 7.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

J. Adult Foster Care Family Home.

SECTION NINE: AMENDMENT OF ARTICLE 8 – R-3: RESIDENCE DISTRICT, SECTION 8.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

D. Adult Foster Care Family Home.

SECTION TEN: AMENDMENT OF ARTICLE 9 – R-4: RESIDENCE DISTRICT, SECTION 9.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

F. Adult Foster Care Family Home.

SECTION ELEVEN: AMENDMENT OF ARTICLE 10 – R-5: RESIDENCE DISTRICT, SECTION 10.20 – PERMITTED USES, IS HEREBY AMENDED AS FOLLOWS:

C. Adult Foster Care Family Home.

SECTION TWELVE: AMENDMENT OF ARTICLE 7 – R-2: RESIDENCE DISTRICT, SECTION 7.40 – SPECIAL USES, IS HEREBY AMENDED TO ADD THE FOLLOWING:

I. Larger Facilities for Child and Adult Foster Care, including: Adult Foster Care Congregate Facility, and Unified Care Facility.

SECTION THIRTEEN: AMENDMENT OF ARTICLE 8 – R-3: RESIDENCE DISTRICT, SECTION 8.40 – SPECIAL USES, IS HEREBY AMENDED AS FOLLOWS:

O. Larger Facilities for Child and Adult Foster Care, including: Adult Foster Care Congregate Facility and Unified Care Facility.

SECTION FOURTEEN: AMENDMENT OF ARTICLE 9 – R-4: RESIDENCE DISTRICT, SECTION 9.40 – SPECIAL USES, IS HEREBY AMENDED AS FOLLOWS:

K. Larger Facilities for Child and Adult Foster Care, including: Adult Foster Care Congregate Facility and Unified Care Facility.

SECTION FIFTEEN: AMENDMENT OF ARTICLE 10 – R-5: RESIDENCE DISTRICT, SECTION 10.40 – SPECIAL USES, IS HEREBY AMENDED TO ADD THE FOLLOWING:

H. Larger Facilities for Child and Adult Foster Care, including: Adult Foster Care Congregate Facility and Unified Care Facility.

SECTION SIXTEEN: AMENDMENT OF ARTICLE 49 – REQUIREMENTS FOR SPECIAL USES, SECTION 49.140 – LARGER FACILITIES FOR CHILD AND ADULT FOSTER CARE, IS HEREBY AMENDED AS FOLLOWS:

1. Shall not be located closer than 1,500 feet to any of the following unless operated as a Unified Care Facility or unless permitted by the Planning Commission upon a finding that such an action will not result in an excessive concentration of such facilities in a single neighborhood or in the Township overall:

6. Adult Foster Care Congregate Facilities and Unified Care Facilities shall have frontage on and direct vehicle access to a public street classified as a primary or arterial road by the county or state road authorities. Vehicle access to local streets shall be limited to secondary access where necessary for health and safety purposes.

7. Adult Foster Care Congregate Facilities and Unified Care Facilities shall be connected to public sewer and water.

SECTION SEVENTEEN: AMENDMENT OF ARTICLE 41 – PLANNED UNIT DEVELOPMENT, SECTION 41.100 – APPROVAL PROCESS AND DOCUMENTATION REQUIREMENT, IS HEREBY AMENDED AS FOLLOWS:

D.3. Site Plan review: Following Conceptual Plan review, individual project or overall planned unit development Site Plan(s) shall undergo a final review by the Planning Commission. If a detailed Site Plan for the PUD is not submitted for review within six months of Conceptual Plan approval or if more than two years pass between submission of individual project site plans within the PUD other than as may have been approved on a phasing plan (Section 41.110).

SECTION EIGHTEEN: AMENDMENT OF ARTICLE 41 – PLANNED UNIT DEVELOPMENT, SECTION 41.110 – POST-APPROVAL PROCEDURES AND REQUIREMENTS, IS HEREBY AMENDED AS FOLLOWS:

D. Project phasing. When proposed construction or development is to be phased, the project shall be designed in a manner that allows each phase to fully function on its own. If a phase does not commence within 12 months of the approved phasing plan, the Planning Commission may require a resubmission of the phasing plan for further review and possible revision.

SECTION NINETEEN: AMENDMENT OF ARTICLE 48 – CONDITIONS FOR

SPECIFIC PERMITTED USES, SECTION 48.120 – TEMPORARY OUTDOOR EVENTS (NOT LASTING MORE THAN THREE DAYS), IS HEREBY AMENDED AS FOLLOWS:

A. Events shall last no more than three days. There shall not be temporary events on a property for more than 12 days in a calendar year.

SECTION TWENTY: AMENDMENT OF ARTICLE 49 – REQUIREMENTS FOR SPECIAL USES, SECTION 49.260 – TEMPORARY OUTDOOR EVENTS (NOT LASTING MORE THAN THREE DAYS), IS HEREBY AMENDED AS FOLLOWS:

A. May last more than three days.

SECTION TWENTY-ONE: AMENDMENT OF VARIOUS SECTIONS WHERE TEMPORARY OUTDOOR EVENTS ARE LISTED ARE HEREBY AMENDED AS FOLLOWS:

4.30.A.	AG	Temporary outdoor events (not lasting more than three days).
4.40.D.	AG	Temporary outdoor events (lasting more than three days).
5.30.B.	RR	Temporary outdoor events (not lasting more than three days).
5.40.H	RR	Temporary outdoor events (lasting more than three days).
6.30.A.	R-1	Temporary outdoor events (not lasting more than three days).
6.40.C	R-1	Temporary outdoor events (lasting more than three days).
7.30.A	R-2	Temporary outdoor events (not lasting more than three days).
7.40.D	R-2	Temporary outdoor events (lasting more than three days).
8.30.B	R-3	Temporary outdoor events (not lasting more than three days).
8.40.J	R-3	Temporary outdoor events (lasting more than three days).
9.30.C	R-4	Temporary outdoor events (not lasting more than three days).
9.40.f.	R-4	Temporary outdoor events (lasting more than three days).
10.30.C	R-5	Temporary outdoor events (not lasting more than three days).
10.40.C	R-5	Temporary outdoor events (lasting more than three days).
11.30.B	R-C	Temporary outdoor events (not lasting more than three days).
11.40.M	R-C	Temporary outdoor events (lasting more than three days).
18.30.B	C	Temporary outdoor events (not lasting more than three days).
18.40.N	C	Temporary outdoor events (lasting more than three days).
19.30.B	VC	Temporary outdoor events (not lasting more than three days).
19.50.K	VC	Temporary outdoor events (lasting more than three days).
20.30.A	BRP	Temporary outdoor events (not lasting more than three days).
20.40.F	BRP	Temporary outdoor events (lasting more than three days).
21.30.A	CR	Temporary outdoor events (not lasting more than three days).
21.40.J	CR	Temporary outdoor events (lasting more than three days).
26.40.A	I-R	Temporary outdoor events (not lasting more than three days).
26.50.H	I-R	Temporary outdoor events (lasting more than three days).
27.30.B	I-1	Temporary outdoor events (not lasting more than three days).
27.40.H	I-1	Temporary outdoor events (lasting more than three days).
28.30.A	I-2	Temporary outdoor events (not lasting more than three days).
28.40.A	I-2	Temporary outdoor events (lasting more than three days).
30.30.C.h	MUD	Temporary outdoor events (subject to 48.120 or 49.260, as applicable).

SECTION TWENTY-TWO: AMENDMENT OF ARTICLE 57 – MISCELLANEOUS PROTECTION REQUIREMENTS, SECTION 57.90 – SIDEWALKS AND NON-MOTORIZED FACILITIES, IS HEREBY AMENDED AS FOLLOWS:

For those uses requiring Site Plan review under this ordinance, an internal sidewalk network (including connection to and establishment of a sidewalk or shared use path in the right-of-way of any arterial, collector, or local road indicated on the Non-motorized Facilities Map abutting the site) shall be required to be constructed within public street rights-of-way and/or private street easements. Sidewalk easements on private property may be entered into and utilized if determined appropriate by the Township Engineer.

However, circumstances may exist such that the installation of non-motorized facilities in compliance with this article may not be appropriate at the time of development. Accordingly, the property owner may in lieu of constructing the required non-motorized facility, request to enter into a Consent to the Establishment of a Sidewalk Special Assessment District and Assessment with the Township as outlined in the Non-Motorized Facilities/ Sidewalk Ordinance. Provided the non-motorized facility is fully designed on the subject property as part of site plan review, the reviewing body is authorized to approve a Consent to the Establishment of a Sidewalk Special Assessment District and Assessment in lieu of the required non-motorized facility with a recommendation from the Township Engineer that the public would be better served with construction of the non-motorized facility in the future (part of a larger sidewalk project, utility project, etc.).

PLEASE TAKE FURTHER NOTICE that the full text of the proposed Ordinance No. 684 has been posted at Oshtemo Township Hall located at 7275 West Main Street, Kalamazoo, Michigan 49009, and on the Township's web page, [www.oshtemo.org](http://www.oshtemo.org).

PLEASE TAKE FURTHER NOTICE that said Ordinance will be considered for adoption by the Township Board at its regular meeting to be held at Township Hall on September 9, 2025, commencing at 5:30 p.m.

Oshtemo Charter Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities. Individuals with disabilities requiring auxiliary aids should contact the Township by phone, or in writing, at least seven (7) days prior to the scheduled meeting date.

All interested parties are invited to be present at the aforesaid meeting to participate in discussion of this Ordinance.

DUSTY FARMER, Clerk  
Oshtemo Charter Township  
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