

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

MINUTES OF A MEETING HELD JANUARY 27, 2011

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**Agenda**

**REVIEW OF MASTER PLAN IMPLEMENTATION CHAPTER**

**REVIEW OF DRAFT TWO OF VARIOUS AMENDMENTS TO THE ZONING ORDINANCE.**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, January 27, 2011, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT:     Bob Anderson, Chairman  
                              Carl Benson  
                              Dave Bushouse  
                              Kitty Gelling  
                              Fred Gould  
                              Millard Loy

MEMBERS ABSENT:     Richard Skalski

Also present were Jodi Stefforia, Planning Director and Chris West, Associate Planner, and about 10 members of the public.

**Call to Order and Pledge of Allegiance**

The meeting was called to order at approximately 7:00 p.m. The "Pledge of Allegiance" was recited by the Commissioners.

**Agenda**

Ms. Gelling made a motion to accept the Agenda. Mr. Loy seconded the motion. Upon vote, the motion carried unanimously.

**Public Comment on Non-Agenda Items**

The Chairman asked if there was any public comment on non-agenda items.

Hearing no more public comments, the Chairman closed the floor to public comment on non-agenda items.

**Minutes**

The Chairman said the next item was the review and approval of the January 17, 2011 minutes. Mr. Benson made a motion to approve the minutes. Ms. Gelling seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

### **Review of Master Plan Implementation Chapter**

The Chairman said the next item on the Agenda was a review of the Implementation Chapter of the Master Plan.

Mr. West presented the chapter to the Planning Commission, incorporated herein by reference. He mentioned the key parts of the chapter and explained them to the Planning Commission.

Ms. Gelling asked for staff to clarify what 'by-right' meant on page two of the chapter.

Mr. Benson noted that on page nine of the plan there are a number of different methods in which the master plan could be implemented. He suggested that staff decide whether one method should be endorsed in the document. Mr. West responded that the methods may be used on a case by case basis and that no method is inherently better than the rest.

Ms. Gelling added that there are many strategies that are duplicated in the implementation table and that they could be consolidated.

Mr. Gould asked for the key to be placed near the top of the table rather than at the end of it to help the reader better understand the table. He also noted that the goal of preserving the tree canopy along roads may be difficult to achieve due to the Road Commission needing to trim trees. He also asked for the map to have a larger font.

The Chairman asked for clarification regarding the zoning plan at the end of the chapter and what the term 'reconcile' meant. Mr. West explained that the Zoning Map will need to be changed to coincide with what is called for in the Future Land Use Map. Mr. Anderson then asked for some clarification as to what was meant by changing the PUD language in the ordinance.

Mr. Gould asked that the plan include an explanation of the conditions pertinent to zoning in the municipality as talked about on page seven of the chapter. Ms. Stefforia answered that some examples could be given.

Mr. Bushouse asked if the zoning map could include the zoning of the surrounding communities to show that Oshtemo is not an island but that it is influenced in some part by the surrounding land uses.

Ms. Stefforia asked the Planning Commission if they would like to see a second draft of this chapter with their comments taken into account. The Planning Commission agreed

and Ms. Stefforia said a second draft would be on the next Planning Commission agenda.

The Chairman then asked if there was any public comment.

Kadir Mohmand, 6147 Old Log Trail, stated that he was in opposition of the Implementation Chapter. He added that the 9<sup>th</sup> Street area has been excluded from the West Main Street Sub-Area and that he felt this was wrong.

Hearing no more public comment, the Chairman closed the public comment section of the meeting.

### **Work Item: Proposed Text Amendments – Draft Two**

Mr. West presented the proposed text amendments to the Planning Commission, incorporated herein by reference. He noted the changes that have been made since the Planning Commission saw draft one.

Mr. Benson asked about the possibility of a propane filling station going into commercial areas of the Township. The Planning Commission discussed this. Ms. Stefforia indicated that staff would look into pertinent regulation regarding this issue and report back.

Ms. Gelling asked that swine not be permitted in the Township. She also asked about what would happen with chickens or other animals when they are dead and how they would be disposed of.

Mr. Loy noted that the chicken fences ought to be enclosed on top to prevent the animals from escaping. Mr. West added that other parts of the ordinance talk to keeping chickens in an enclosed space and not allowing them free roam.

Mr. Gould voiced his concern regarding the noise that chickens may make. Mr. Bushouse noted that chickens do not make that much noise. Mr. Benson added that the residents of Oshtemo take pride in the rural atmosphere and that allowing chickens would be in keeping with this.

Mr. Gould asked how the proposed amendments would be advertised. Ms. Stefforia noted that they would be disseminated to various groups in the Kalamazoo area and that they will be advertised before the public hearing.

Ms. Stefforia noted that the Township may not be able to limit the use of electronically changeable copy signs on billboards and that staff would explore what options are available.

Mr. West then read some comments that had been received from the public regarding the proposed text amendments, incorporated herein by reference.

Ms. Stefforia asked if the Planning Commission wished to request a public hearing on the proposed text amendments on February 24<sup>th</sup>. Mr. Loy made a motion. Ms. Gelling seconded the motion. The motion passed unanimously.

### **Other Business**

Ms. Stefforia noted that the February 15<sup>th</sup> Joint Board Meeting will include a presentation of the Master Plan chapters that have been reviewed by the Planning Commission since the previous Joint Meeting. She noted that she would ask the Planning Commission at that meeting to allow the Master Plan to go out to the 63 day public comment period.

### **Planning Commissioner Comments**

None

### **Adjournment**

The Chairman asked if there were any further comments, and hearing none, he called for adjournment.

Minutes Prepared:  
February 1, 2011

Minutes Approved:  
February 10, 2011