

OSHTEMO CHARTER TOWNSHIP  
PLANNING COMMISSION

MINUTES OF A MEETING HELD AUGUST 11, 2011

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**Agenda**

**MASTER PLAN – REVIEW FIRST DRAFT OF THE CENTURY HIGHFIELD SUB AREA PLAN**

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A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, August 11, 2011, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Kitty Gelling, Acting Chair  
Carl Benson  
Dave Bushouse (at 6:40 p.m.)  
Fred Gould  
Millard Loy  
Richard Skalski (at 6:40 p.m.)

MEMBERS ABSENT: Bob Anderson

Also present were Jodi Stefforia, Planning Director and Consultant Greg Milliken.

**Call to Order and Pledge of Allegiance**

The meeting was called to order at approximately 6:00 p.m. The “Pledge of Allegiance” was recited by the Commissioners.

**Agenda**

The Acting Chair asked if there were any changes to the Agenda. Hearing none, Mr. Loy made a motion to accept the Agenda as submitted. Mr. Gould seconded the motion. Upon vote, the motion carried unanimously.

**Public Comment on Non-Agenda Items**

No public comment was offered.

**Minutes**

The Acting Chair said the next item was the review and approval of the July 28, 2011 minutes. There were no comments. Mr. Benson made a motion to approve the minutes as submitted. Mr. Loy seconded the motion. The Acting Chair called for a vote on the motion, and the motion passed unanimously.

## **MASTER LAND USE PLAN – REVIEW FIRST DRAFT OF THE CENTURY HIGHFIELD SUB AREA PLAN**

The Acting Chair said the next item on the Agenda was review of the first draft of the Century Highfield Sub Area Plan.

Mr. Milliken began with a general overview of the draft sub area plan noting that when finalized, it will have the same format as the other sub area plans but that no appendix is planned. He reviewed the document noting that he felt it was important to reference the 1996 Focus Area Plan for this study area, particularly the goals. He noted that the section on ownership is unique to this plan but so is the circumstance that there is a single entity owning most of the properties in the study area and it should be pointed out in the plan.

Mr. Milliken stated that he believed transportation was a big issue in this study area and it receives a lot of attention in the plan. There was then some discussion about how specific the plan should be about realigning West Michigan Avenue some day with Acting Chair Gelling expressing concern over who will pay for it. Ms. Stefforia responded that it is a plan, not a capital improvement commitment. She added that including the road realignment as something that should be considered in the future does not put the Township on the hook to fund it.

Mr. Milliken moved on to the Vision Statement noting that no specific future land uses have been called out in the plan. However, over-arching goals can be set recognizing that the future development of the study area is presently unknown. The draft plan is meant to be flexible but still providing the form and character to be considered as development occurs in the future.

Acting Chair Gelling noted she likes the flexibility it provides. Mr. Benson added that he believes that WMU's eventual use of the land to the south will dictate what happens in this study area. He feels the majority property owner in the area is waiting for WMU's development to occur. Mr. Gould stated he believed that whatever WMU did with the land to the south, it would be well-done and look good. He added that he concurred with Mr. Benson regarding timing of development in the study area.

Ms. Stefforia pointed out that the reference to 'higher density' residential as a possible future use in the area did not mean high density multi-family apartments. It is meant to indicate a density higher than the single family homes presently in the study area. Members of the Planning Commission concurred that apartments were not the desired future land use in the study area.

Mr. Milliken then reviewed the future land use map noting it used similar terms as to what was used in the Genesee Prairie Sub Area Plan for Gateway Commercial. The draft plan identifies the sub area as Gateway Commercial North to distinguish it from the area to the south as there are similar yet different characteristics between the two areas. Some physical changes to the appearance of the plan were discussed.

Ms. Stefforia added that by being flexible but still expressing form and character goals, the draft plan will not bind the hands of the next Planning Commission preventing them from being responsive to future development while still honoring the vision of this group.

Mr. Skalski added he liked the inclusion of language about the pretreatment of stormwater and its relationship to Asylum Lake.

A revised draft of the sub area plan will be presented at a future meeting.

The Planning Commission then discussed the next step they should take as a group regarding the Master Plan. There was consensus that rather than moving on to the two remaining sub areas, steps should be taken to begin implementing the Genesee Prairie Sub Area Plan recognizing that WMU's plans for its land are more pressing. Ms. Stefforia said she would consult the Township Supervisor as to what steps were necessary to secure professional help on the necessary zoning ordinance work.

### **Any Other Business**

Ms. Stefforia advised the Commissioners that the Township had mailed a letter that afternoon to all property owners believed to be in the path of the proposed high voltage power lines being planned by ITC. This was done, she noted, because Township Officials believed there were many owners unaware of the project.

Ms. Stefforia reported that there were no applications pending for the August 25, 2011 Planning Commission meeting, therefore, it will be cancelled.

### **Planning Commissioner Comments**

Commissioner Skalski and Trustee Bushouse expressed their apologies for arriving late.

Acting Chair Gelling reminded everyone about Oshtemo Fun Day to be held at Flesher Field on Saturday, August 20, 2011.

### **Adjournment**

The Acting Chair asked if there were any further comments, and hearing none, she called for adjournment. Mr. Benson moved to adjourn the meeting, and Mr. Skalski seconded the motion. The meeting was adjourned at approximately 7:15 p.m.

Minutes Prepared:  
August 16, 2011

Minutes Approved:  
September 22, 2011