

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A REGULAR MEETING HELD SEPTEMBER 13, 2007

AGENDA

WORK ITEM: FORM BASED CODE

A regular meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, September 13, 2007, commencing at approximately 6:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley, Chairman
Deborah Everett
Lee Larson
Fred Gould (6:11 p.m.)
Bob Anderson
Kitty Gelling

MEMBER ABSENT: Carl Benson

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Senior Planner; Brian VanDenBrand, Associate Planner; James Porter, Township Attorney, and Greg Milliken, Consultant with McKenna Associates.

CALL TO ORDER

The Chairman called the meeting to order at approximately 6:00 p.m. The Chairman began by welcoming back Jodi Stefforia.

AGENDA

The Chairman asked if there were any changes to the Agenda. Ms. Bugge indicated that she wanted to address the Nextel tower special exception use permit on 4th Street again with the Commission under "Any Other Business." The Chairman asked if there were any other additions to the Agenda. Hearing none, he called for a motion. Mr. Larson made a motion to approve the Agenda as amended. The motion was seconded by Mr. Anderson. The Chairman called for a vote on the motion, and the motion passed unanimously.

MINUTES

The Chairman had a quick question regarding the minutes. Once that was answered, he asked if there were any proposed changes. Hearing none, he said he

would entertain a motion. Mr. Anderson made a motion to approve the Minutes as submitted. Ms. Gelling seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

WORK ITEM: FORM BASED CODE

The Planning Commission, along with Greg Milliken, its consultant on form based code, held an extensive discussion of the form base code for the Village Overlay area. The Commission moved methodically page by page, discussing areas to be addressed as part of the final draft of the proposed code.

PUBLIC COMMENT ON NON-AGENDA ITEMS

The Chairman called for public comment. Hearing none, he asked the Commission to move on.

ANY OTHER BUSINESS

Ms. Bugge asked that the Commission reconsider its decision with regard to the screening required of Nextel to add a generator to the cell tower site on 4th Street. She stated that she had visited the site and was concerned about the need to remove existing vegetation in order to plant the proposed three evergreens. Mr. Larson asked about what was there. Ms. Bugge said that there was fairly dense existing vegetation.

The Chairman asked if the purpose was sound attenuation. Ms. Bugge asked counsel to comment on that matter. Attorney Porter noted, having worked with a sound expert in litigation, that there is little or no difference between deciduous trees and evergreen trees with regard to sound attenuation. He said most of the impact was psychological. Mr. Larson said that might certainly be true, but he thought that part of the purpose of requiring evergreen trees was year-round screening.

The Chairman said he was having somewhat of a difficulty focusing on the issue without more site specific information. Ms. Stefforia suggested that Ms. Bugge return to the next meeting with some photographs which would assist the Commission in making a determination on this issue. Ms. Bugge indicated that she would do that for the next meeting.

PLANNING COMMISSIONERS COMMENTS

The Chairman called for Planning Commissioner comments. Ms. Gelling suggested that the Commission consider saying The Pledge of Allegiance at its meeting. The Commission concurred.

Ms. Everett asked if there were any topics for the joint meeting on September 18. Hearing none, she said she would relay that information on to the Township Board.

Mr. Gould indicated that he would be gone for the October 11 meeting. Mr. Schley indicated that he would miss the Planning Commission meeting in November.

ADJOURNMENT

There being no further comments, the meeting was adjourned at approximately 8:09 p.m.

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

By: _____

Minutes prepared:
September 17, 2007

Minutes approved:
_____, 2007