

OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION

MINUTES OF A REGULAR MEETING HELD DECEMBER 13, 2007

AGENDA

**PATTERSON - SITE CONDOMINIUM STEP I REVIEW - 5492 WEST H AVENUE -
(PARCEL NO. 3905-01-455-010)**

**FEIGHT - SPECIAL EXCEPTION USE - HOME OCCUPATION - 1070 NORTH 7TH
STREET - (PARCEL NO. 3905-15-276-100)**

**CROYDEN COMMONS - SPECIAL EXCEPTION USE AND SITE PLAN REVIEW -
SOUTHWEST CORNER OF CROYDEN AVENUE AND DRAKE ROAD - (PARCEL
NO. 3905-13-230-020)**

**QUAIL MEADOWS PUD EXPANSION (EDUCATIONAL COMMUNITY CREDIT
UNION PROPERTY) - SPECIAL EXCEPTION USE AND SITE PLAN REVIEW - 1551
SOUTH 9TH STREET, 6401 QUAIL RUN DRIVE AND VACANT ACREAGE AT
SOUTHEAST CORNER OF 9TH STREET AND QUAIL RUN DRIVE - (PARCEL NOS.
3905-23-455-025, 3905-23-455-026 AND 3905-23-455-033)**

**QUAIL MEADOWS PHASE 6 - SPECIAL EXCEPTION USE AND SITE PLAN
REVIEW - VACANT LAND ON THE SOUTH SIDE OF QUAIL RUN DRIVE AND EAST
OF 9TH STREET - (PARCEL NOS. 3905-26-208-012 AND 3905-23-455-049)**

A regular meeting was conducted by the Oshtemo Charter Township Planning Commission on Thursday, December 13, 2007, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Terry Schley
Lee Larson
Deborah Everett
Carl Benson
Kitty Gelling

MEMBERS ABSENT: Fred Gould
Bob Anderson

Also present were Jodi Stefforia, Planning Director; Mary Lynn Bugge, Senior Planner; Brian VanDenBrand, Associate Planner; James Porter, Township Attorney, and approximately 15 other interested persons.

Call to Order

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

Agenda

The Chairman asked if, along with the approval of the Agenda, the Public Comment on Non-Agenda Items portion of the meeting could be moved to immediately follow approval of the minutes. Ms. Gelling made a motion to approve the Agenda as amended. Mr. Larson seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

Minutes

The Chairman asked if there were any corrections to the minutes of November 8, 2007. Hearing none, he called for a motion to approve the minutes. Mr. Larson made a motion to approve the Minutes as submitted, and the motion was seconded by Ms. Gelling. The Chairman called for a vote on the motion, and the motion passed unanimously.

Public Comment on Non-Agenda Items

The Chairman asked for public comment. Mr. Glenn Ramsey introduced himself to the Planning Commission. He submitted a provision of the Michigan Zoning Enabling Act regarding interim zoning ordinances for the Planning Commission's review. Attorney Porter explained that the provision which Mr. Ramsey directed the Commission to was not applicable to the situation involving Alamo Township or Oshtemo Charter Township since both townships had zoning ordinances in place, and therefore the provisions for implementing an interim zoning ordinance were not applicable.

The Chairman asked if there was any further comment. Hearing none, the Commission addressed the next item on the Agenda.

PATTERSON - SITE CONDOMINIUM STEP I REVIEW - 5492 WEST H AVENUE - (PARCEL NO. 3905-01-455-010)

The Chairman said the next item was to conduct Step I review of a proposed site condominium creating three home sites on property located at 5492 West H Avenue, Parcel No. 3905-01-455-010. The Chairman asked for a report from the Planning

Department. Mr. VanDenBrand submitted his report to the Planning Commission dated December 13, 2007, and the same is incorporated herein by reference.

Mr. VanDenBrand explained to the Planning Commission that this was Step I of the review process, and the Planning Commission's recommendation will be submitted to the Township Board. He stated that the applicant was proposing to create a three-unit site condominium that would encompass the southern 2.6 acres of the existing 10-acre parcel located on the north side of West H Avenue, between Drake Road and U.S.-131. He said the remaining property would be combined with other properties in the area to keep it legally conforming with regard to required frontage on a public street. Mr. VanDenBrand then took the Commission through a review of the proposed development pursuant to the Subdivision Site Condominium Ordinance Section V, as more fully set forth in his report.

The Chairman began by asking Mr. VanDenBrand about the required non-motorized improvement and what had been required for West Port Village. Ms. Bugge said West Port Village will be required to install a bike path during Phase 2 of its development.

The Chairman asked if there were any further questions of Mr. VanDenBrand. Hearing none, he asked to hear from the applicant. Mr. Patterson introduced himself to the Planning Commission. He said he was buying land in the area in order to maintain it as open space. However, to fund the purchase of that land, he did want to develop a small portion of the property along H Avenue.

The Chairman asked if there was any public comment. Hearing none, he called for Planning Commission deliberations. After a brief discussion, Mr. Larson made a motion to recommend approval of Step I of the site condominium subject to the following conditions set forth in the Mr. VanDenBrand's report:

- (1) Approval is subject to approval of the Kalamazoo County Road Commission for a shared driveway to Units 1 and 2.
- (2) Approval is subject to approval by the Township Engineer and Fire Department.
- (3) Approval is subject to the re-description of the northern 7.4 acres of Parcel No. 3905-01-455-010 and the whole of Parcel Nos. 3905-01-330-087 and 3905-01-455-040 into a single, new parcel.
- (4) Approval is subject to Master Deed language providing for future consent to inclusion in a special assessment district by the Township for establishing a bike path along "H" Avenue.

- (5) Approval is subject to review and approval by the Township of the Master Deed and Bylaws of the Condominium.

Ms. Gelling seconded the motion. The Chairman called for further discussion, and hearing none, called for a vote on the motion. The motion passed unanimously.

FEIGHT - SPECIAL EXCEPTION USE - HOME OCCUPATION - 1070 NORTH 7TH STREET - (PARCEL NO. 3905-15-276-100)

The Chairman said the next item for review was a special exception use for a proposed home occupation to be conducted in an accessory building. He said the subject property was located at 1070 North 7th Street, Parcel No. 3905-15-276-100. The Chairman asked to hear from the Planning Department. Mr. VanDenBrand submitted his report dated December 13, 2007, to the Planning Commission, and the same is incorporated herein by reference.

Mr. VanDenBrand explained that the applicant was proposing to operate a chocolate-making business from an existing accessory building located at 1070 North 7th Street. He said the building was 960 square feet, and the applicant proposed occupying 288 square feet as a licensed commercial kitchen. He said the purpose was to produce candy. Mr. VanDenBrand then took the Commission through a review of the special exception use provisions of Section 60.100. In addition, he reviewed the standards for accessory building home occupation as set forth in Sections 78.900 and 78.800, as more fully set forth in Mr. VanDenBrand's report.

The Chairman asked if there were any questions of Mr. VanDenBrand. Hearing none, he asked to hear from the applicant. Sherrie Feight introduced herself to the Planning Commission. She said she had been a pastry chef in New York and now wished to operate a small family business from her residence in Oshtemo Township.

The Chairman said he had a few questions. He asked if there would only be family members working in the operation. Ms. Feight indicated that was correct. He asked if there would be any off-site employees. She indicated no. He asked if there would be any sales of goods from the site. Ms. Feight again indicated no. The Chairman asked about the delivery vehicles accessing the site. Ms. Feight said at the most they would be one-ton vehicles, generally U.P.S. trucks. She said that there would not be any large semi's and that most of the other supplies which could not be brought by U.P.S. she would bring to the site herself.

Mr. Larson asked how regular the deliveries would be. Ms. Feight said that they would not be often. Mr. Larson asked if a large quantity of materials would be stored on site. Ms. Feight said not much, given that it is only going to be a part-time business.

Mr. Larson asked Ms. Feight if she was aware that she would have to receive Health Department approval. Ms. Feight indicated she understood and that once the home occupation was approved and the site kitchen constructed, she would have it inspected and approved by the Health Department.

Mr. Larson asked if there would be any problems with odor coming from the cooking facilities. Ms. Feight indicated that she did not believe so, since the kitchen would not have any ovens or fryers or a large exhaust fan.

The Chairman asked if there was any public comment. Mr. VanDenBrand said he had received a letter from Lee Wolfe saying that he objected to commercial businesses in a residential area. Hearing no further discussion, the Planning Commissioner Chair called for discussions.

Ms. Everett said she thought that the proposal seemed reasonable. She stated that the applicant was not requesting any outside employees or sales on site. She said the proposal seemed to be the type of home occupation which the Township was trying to promote.

The Chairman said he thought when they originally proposed special uses in accessory buildings, he was thinking of some type of art or craft, but this request seemed compatible, given its limited scale.

Ms. Gelling said she thought it was a limited use, since it was only going to be part-time and would therefore be compatible with the surrounding properties.

Mr. Larson then made a motion to approve the special exception use as proposed, provided the following conditions were met:

- (1) No vehicles would be parked at the site evidencing a business operation.
- (2) No lighting inconsistent with residential use would be permitted.
- (3) No deliveries by vehicles larger than a U.P.S. truck would be made.
- (4) No outside employees would help in the operation.

Ms. Gelling seconded the motion. The Chairman called for further discussion, and hearing none, called for a vote on the motion. The motion passed unanimously.

The Chairman said that the next issue was approval of the site plan. Ms. Everett made a motion to approve the site plan, as submitted, subject to the applicant receiving the appropriate Health Department licensing. Mr. Larson seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

**CROYDEN COMMONS - SPECIAL EXCEPTION USE AND SITE PLAN REVIEW -
SOUTHWEST CORNER OF CROYDEN AVENUE AND DRAKE ROAD - (PARCEL NO.
3905-13-230-020)**

The Chairman stated that the next item for consideration was the special exception use and site plan review of a proposed senior housing apartment building to be established on vacant property at the southwest corner of Croyden Avenue and Drake Road, Parcel No. 3905-13-230-020. The Chairman asked for a report from the Planning Department. Ms. Bugge submitted her report to the Planning Commission dated December 13, 2007, and the same is incorporated herein by reference.

Ms. Bugge explained that the applicant was proposing to construct a 72-unit apartment building for senior citizens in the "C-1" Local Business District. Text to allow this use as a special use in the "C-1" District was approved by the Township Board on December 11, 2007. Ms. Bugge then took the Commission through a review of the special exception use criteria pursuant to Section 60.100, and the site plan review pursuant to Section 82.800, as more fully set forth in her report. She indicated that a parcel division was pending, and the development would occur in the western portion of the property. Ms. Bugge stated the development is adjacent to the Drake House property.

At the conclusion of Ms. Bugge's presentation, the Chairman asked Ms. Bugge whether the Township has a specific definition of senior housing. Ms. Bugge said that it did not, but in the past, they had generally viewed any housing restricted to those persons 50 years old or above.

The Chairman asked to hear from the applicant. Mr. Kyle Bach appeared on behalf of Stanley J. Palma representing Forsite Properties, LLC. He said their property would be restricted to people 55 and older. Mr. Bach said that Ms. Bugge had covered the proposal quite well, and he asked the Commissioners if they had any questions.

Mr. Larson asked about the stormwater basin and its appearance. Mr. Todd Batts, engineer on behalf of the applicant, said he could field that question. He said that the stormwater was developed to be broad and flat, not only to handle stormwater from this development, but the future development to the east. He stated that it would be ~~skin-coated~~ **skim-coated** with topsoil for vegetation which would assist in absorbing any water run-off. He explained that the intent was to have the stormwater facility dry. Mr. Larson asked about the type of plants. Mr. Batts said the plants would be hardy, native vegetation. Mr. Larson asked if they would be plants similar to what is required by the Drain Commissioner's standards. Mr. Batts said yes.

The Chairman asked why there was a drive extending to the east. Mr. Batts said the applicant had no intention of selling the property and would likely develop the property to the east, and that is why the drive is shown on the drawing. He said they did

not intend to develop the drive at this time, but did want to make sure that access was available for future development.

The Chairman asked if there was any public comment. Hearing none, he called for Planning Commission deliberations. The Chairman said that the first issue was consideration of the special exception use. Ms. Everett made a motion to approve the special exception use pursuant to the following conditions:

- (1) Approval shall be subject to preservation of the tree line along the south property line.
- (2) Approval shall be subject to conformance to all applicable Township Ordinances.

Ms. Gelling seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

The Chairman called for a review of the site plan. He noted that the Staff was asking that the Planning Commission postpone consideration of the future drive to the east until that property is developed. Ms. Gelling said she thought that the site plan was laid out well. Ms. Bugge suggested that the Commission also add as a condition of site plan approval for submission of a plan for the protection of the tree line along the southern boundary of the property during construction on the site. Ms. Everett made a motion to approve the site plan subject to the following conditions:

- (1) The tree line along the south property line be preserved.
- (2) All parking spaces and drive aisles shall be in conformance with Section 68. The "future drive" indicated on the plan is not approved at this time.
- (3) Approval shall be subject to all lighting complying with Section 78.700 and submission of building, canopy and ground mounted light fixture details for Staff review.
- (4) Approval shall be subject to submission of all sign and sign lighting details for review and approval through the sign permit process. Signs and sign lighting shall comply with Section 76.000.
- (5) The installation of Type-C greenspace along Croyden Avenue, Type-A on the east side with a deviation granted for the location as proposed, enhanced Type-C including evergreen trees on the west side and Type-E greenspace on the south side when future installation of plant material is needed shall be required.

- (6) Existing trees along the south side shall be carefully protected from damage along the entire drip line during the construction period. No building material or construction equipment shall be stored in the vicinity.
- (7) A plan to protect the trees during the period of construction shall be submitted before a Building Permit will be issued.
- (8) Landscaping shall be provided in accordance with the approved site plan and in compliance with Section 75.000.
- (9) All landscaping shall be installed prior to issuance of a Certificate of Occupancy, or a performance guarantee in accordance with Section 82.950 shall be provided.
- (10) Site plan approval shall be subject to the applicant satisfying Fire Department requirements pursuant to the adopted codes.
- (11) Site plan approval shall be subject to the Township Engineer finding site engineering and stormwater management adequate.
- (12) An easement document for future use of the stormwater basin by the adjacent property shall be submitted for Township review prior to the document being recorded.
- (13) An Earth Change Permit must be obtained from the Drain Commissioner.
- (14) Approval shall be subject to building setbacks complying with Section 64.000.
- (15) Sidewalks shall be installed prior to issuance of a Certificate of Occupancy, or a performance guarantee in accordance with Section 82.950 shall be provided.

Ms. Gelling seconded the motion. The Chairman called for a vote on the motion, and the motion passed unanimously.

QUAIL MEADOWS PUD EXPANSION (EDUCATIONAL COMMUNITY CREDIT UNION PROPERTY) - SPECIAL EXCEPTION USE AND SITE PLAN REVIEW - 1551 SOUTH 9TH STREET, 6401 QUAIL RUN DRIVE AND VACANT ACREAGE AT SOUTHEAST CORNER OF 9TH STREET AND QUAIL RUN DRIVE - (PARCEL NOS. 3905-23-455-025, 3905-23-455-026 AND 3905-23-455-033)

The Chairman said that next item on the Agenda was a special exception use and site plan review for a proposed expansion of the Quail Meadows PUD. He said that the subject properties are located at 1551 South 9th Street, 6401 Quail Run Drive and vacant acreage at the southeast corner of 9th Street and Quail Run Drive, Parcel Nos. 3905-23-

455-025, 3905-23-455-026 and 3905-23-455-033. The Chairman asked to hear from the Planning Department. Ms. Stefforia submitted her report to the Planning Commission dated December 13, 2007, and the same is incorporated herein by reference.

Ms. Stefforia explained the history of the Quail Meadows development and the proposed expansion. She indicated that the inclusion of the ECCU property into the proposed expansion would give them greater flexibility and allow for different configurations of the property as well as the dimensions of the proposed commercial buildings. Ms. Stefforia then proceeded to take the Commission through a review of the special exception use criteria as provided for under Section 60.100 of the Ordinance, as well as planned unit development provisions of Section 60.450, and the site plan review provisions of Section 60.470D and Section 82.800, as more fully set forth in her report.

The Chairman asked if there were any questions of Ms. Stefforia. Hearing none, he asked to hear from the applicant. Mr. Greg Dobson introduced himself on behalf of AVB Builders. He also introduced the ECCU President and Vice President, along with Craig Johnson from L. L. Harris & Associates, Inc. Mr. Dobson reviewed the revisions which were made since the time of the preliminary review of the proposal. He noted the numerous areas in which the development had changed in response to the requests from the Planning Commission. He stated that they were willing to add sidewalks to handle pedestrian traffic internally.

Mr. Dobson directed his attention to the Planning Commission's concern over traffic. He explained that they had done a survey of their use of the facility, and according to their best estimates, they did not expect more than 130 additional cars a day over a nine or ten hour period. He said that, between the two drives, the expansion would not have a significant impact on traffic. At the conclusion of his comments, Mr. Dobson thanked the Staff, the community and the neighbors for their involvement in developing the overall plan for the ECCU addition. He asked if there were any questions.

Ms. Gelling said she was concerned about the timing of their survey. She wondered if the survey was reflective of the amount of business they would receive in a month such as December. Tami Phelps, ECCU Vice President, said that her survey had been done over a three-month period, September, October and November. She stated that, while there were certain spikes in their business, they would not be in the month of December; it would be more before the traditional traveling holidays, and she said they felt comfortable with their proposal.

The Chairman asked if there were any public comments on the applicant's proposal. Hearing none, he called for Planning Commission deliberations. After a brief discussion, it was the consensus of the Commission to deal with the expansion of the PUD and the non-residential provisions together, and then deal with the site plan as a separate motion.

Mr. Larson asked about internal sidewalk to address the issue of employees and others accessing the banking facilities from Quail Run Drive and the far parking areas. Mr. Dobson said he thought a sidewalk would be added off Quail Run and along the east side of the drive and then access the facility using some of the internal islands.

Mr. Larson then made a motion to approve the special exception use of the proposed expansion and the non-residential use of Phase 7 of the development subject to the following conditions:

- (1) A Joint Operating Agreement must be drafted and submitted for Township review and approval. The Agreement will identify the owners and their duties and responsibilities in developing the PUD per the approved site plan(s).
- (2) Planning Commission reserves the right to require site plan review and approval of Phase 5 in the future, under then-current Ordinance provisions, before that Phase may commence.
- (3) A pedestrian connection from Quail Run Drive and the south parking lot be provided.

Mr. Benson seconded the motion. The Chairman called for further discussion. Hearing none, he called for a vote on the motion. The motion passed unanimously.

The Chairman next asked the Commission to consider the proposed site plan. Ms. Stefforia said she thought that the remaining issue which needed to be addressed by the Planning Commission was whether monies would be escrowed for the future pedestrian pathways or whether the applicant would be asked to be placed into a future special assessment district. After a brief discussion, it was the consensus of the Commission, in order to maintain consistency, to ask the ECCU to escrow the funds with the Township for future pedestrian sidewalks or pathways. The Planning Commission noted that the only time a special assessment agreement has been done was in non-commercial or residential developments. At the conclusion of the discussion, Ms. Everett made a motion to approve the site plan as submitted with the following conditions:

- (1) An escrow be provided to the Township for purposes of future installation of a nonmotorized pathway along 9th Street, and that an easement be provided for those areas outside of the road right-of-way necessary for the preservation of trees be granted by the ECCU to the Township.
- (2) Approval is granted to allow the access arrangement as proposed on the site plan based upon the creation of an overall campus with shared parking and driveways between the three buildings.

- (3) The new driveways and closure of the existing driveways on Quail Run Drive and 9th Street are subject to Kalamazoo County Road Commission approval.
- (4) A sidewalk shall be provided in compliance with site plan approval along Quail Run Drive.
- (5) As proposed on the site plan, approval is granted to allow the buildings to exceed the 10,000 square foot size and 25-foot height limitations of the "R-3" Residence District.
- (6) Any sign shall comply with Section 76 with the exception that a second ground mounted identification sign of up to 30 square feet in area is allowed along Quail Run Drive. All signs are subject to approval through the sign permitting process.
- (7) All outdoor lighting, freestanding and building-mounted, shall comply with the provisions of Section 78.720. Details of building-mounted fixtures must be submitted before a building permit may be issued.
- (8) A revised landscaping plan shall be submitted for review and approval. A landscaping plan for the future building area may be submitted when that Phase, Phase 5, moves forward.
- (9) Landscaping shall be installed pursuant to the approved landscaping plan before the final Certificate of Occupancy for the expanded credit union building is issued.
- (10) Existing trees proposed to be retained along the perimeter shall be protected during constructions to ensure their future viability.
- (11) Site plan approval shall be subject to the applicant satisfying the requirements of the Fire Department, pursuant to the adopted codes.
- (12) Site plan approval is subject to the Township Engineer finding the site engineering adequate.
- (13) An Earth Change Permit must be obtained from Kalamazoo County.

Mr. Larson seconded the motion. The Chairman called for further discussion. Hearing none, he called for a vote on the motion. The motion passed unanimously.

**QUAIL MEADOWS PHASE 6 - SPECIAL EXCEPTION USE AND SITE PLAN REVIEW
- VACANT LAND ON THE SOUTH SIDE OF QUAIL RUN DRIVE AND EAST OF 9TH
STREET - (PARCEL NOS. 3905-26-208-012 AND 3905-23-455-049)**

The Chairman stated that the next item for consideration was the special exception use and site plan review of Phase 6 of Quail Meadows which had been previously approved in August, 2006. He said the subject property was vacant and located on the south side of Quail Run Drive and east of 9th Street, Parcel Nos. 3905-26-208-012 and 3905-23-455-049. The Chairman asked to hear from the Planning Department. Ms. Stefforia submitted her report dated December 13, 2007, and the same is incorporation herein by reference.

Ms. Stefforia noted that the special exception use and site plan had originally been approved in August of 2006, but due to the Ordinance provisions, the approvals had expired in August of 2007. She said the applicant was asking for the renewal of the previously-granted special exception use and site plan and that there had been no changes to the original proposal.

The Chairman asked to hear from the applicant. Mr. Greg Dobson again introduced himself to the Planning Commission. He said that the plan being submitted was exactly what had been submitted one year previous, with a few minor exceptions. With that, he asked if there were any questions.

Mr. Larson again asked about pedestrians walking behind the parked cars. Mr. Dobson said he did not think that sidewalks being re-routed on a 90-degree angle around the parking areas would be used or would be compatible with the overall design. Mr. Larson asked if they would agree to strip the areas to be used as a crosswalk. Mr. Dobson said that they would agree to do that. Mr. Larson asked if they would agree to change the pattern or material used for the crosswalk. Mr. Dobson said he thought that would be cost prohibitive.

The Chairman said that he understood in a low traffic area that people would walk across parking areas, and while there was probably not a need to change the construction materials, he felt that the Planning Commission did want a defined pathway.

After a brief discussion between the Planning Commission members, the Chairman asked if there was any public comment. Hearing none, he asked for Planning Commission deliberations.

The Chairman suggested that the first item to be considered was the special exception use. With that, the Chairman made a motion to approve renewal of the special exception use permit, as submitted, with the following conditions:

- (1) Easements and deed restrictions relating to the open space must be provided for review by Staff and Township Attorney prior to the recording of the documents.

- (2) The Master Deed and Bylaws must be provided for Staff and Township Attorney review prior to recording of the documents.

The motion was seconded by Ms. Everett. The Chairman called discussion. Hearing none, he called for a vote on the motion, and the motion passed unanimously.

The Chairman asked what the pleasure of the Planning Commission was with regard to the site plan. Mr. Benson made a motion to approve renewal of the site plan previously submitted subject to the following conditions:

- (1) All private streets are subject to Township Engineer review and a finding that they are adequately designed.
- (2) Private street intersections with the abutting public street network are subject to Kalamazoo County Road Commission approval.
- (3) All (clubhouse) parking shall be in conformance with Section 68.
- (4) There be a defined (marked) crosswalk behind the on-street parking spaces.
- (5) Nonmotorized facilities shall be provided in compliance with site plan approval.
- (6) Any sign shall comply with Section 76 and is subject to approval through the sign permitting process.
- (7) All outdoor lighting shall comply with the provisions of Section 78.720. Exterior lighting at the clubhouse shall be residential in nature.
- (8) All areas of the PUD awaiting development shall be stabilized at all times. This shall be accomplished with grasses or other ground cover. Exception is granted for areas with an active Building Permit which shall still satisfy the County's and Township's Erosion Control and Sedimentation Control Ordinance.
- (9) An Earth Change Permit must be obtained from the Kalamazoo County.
- (10) Type-C greenspace must be installed pursuant to the approved landscaping plan with timing of installation as approved by the Township Staff.
- (11) Existing trees proposed to be retained along the perimeter shall be protected during construction to ensure their future viability.

- (12) Site plan approval shall be subject to the applicant satisfying the requirements of the Fire Department, pursuant to the adopted codes.
- (13) Site plan approval is subject to the Township Engineer finding the site and private road engineering details adequate.

Ms. Gelling seconded the motion. The Chairman called for a vote on the motion. The motion passed unanimously.

Adopt 2008 Meeting Dates

The Chairman asked that the Planning Commission approve the proposed meeting dates for 2008. Ms. Gelling made a motion to approve the 2008 meeting dates as submitted with work sessions commencing at 6 p.m. The motion was seconded by Mr. Benson. The Chairman called for a vote on the motion. The motion passed unanimously.

Public Comment on Non-Agenda Items

The Chairman again asked if there were any public comments under Item #11 of the Agenda. Mr. Dean Lapham introduced himself to the Planning Commission. He asked to be kept informed as to the road project on 9th Street. The Planning Staff indicated that the Road Commission was likely to hold a public hearing on the project and that if he had any additional questions regarding the timing of it, he might want to contact the Road Commission. Ms. Stefforia gave Mr. Lapham the name and phone number of Mr. Hohm at the Road Commission for future reference.

Mr. Chuck Woodward introduced himself to the Planning Commission. He said that he decided to attend public meetings after observing what was going on in Comstock Charter Township. While he was disappointed with what he saw there, he gave the Planning Commission an A+ rating.

Planning Commissioner Comments

The Planning Commission members wished each other well with holiday greetings.

Any Other Business

None.

Adjournment

There being no other further matters to come before the Commission, the meeting was adjourned at approximately 9:45 p.m.

Minutes prepared:
December 19, 2007

Minutes approved:
January 10, 2008