

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JANUARY 11, 2018

Agenda

**ELECTION OF OFFICERS/APPOINTMENT OF PLANNING COMMISSION
LIAISON TO ZONING BOARD OF APPEALS**

OLD BUSINESS

CONDOMINIUM DEVELOPMENT STANDARDS ORDINANCE - DRAFT

A meeting of the Oshtemo Charter Township Planning Commission was held on Thursday, January 11, 2018, commencing at approximately 7:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Fred Antosz
Cheri Bell
Ollie Chambers
Dusty Farmer
Micki Maxwell
Mary Smith
Bruce VanderWeele

MEMBERS ABSENT: None

Also present were Julie Johnston, Planning Director, James Porter, Attorney, and Martha Coash, Meeting Transcriptionist. No other persons were in attendance.

Call to Order and Pledge of Allegiance

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

Public Comment on Non-Agenda Items

The Chair noted there were no members of the public present and proceeded to the next agenda item.

Approval of the Minutes of December 14, 2017

Chairperson Bell asked if there were additions, deletions or corrections to the Minutes of December 14, 2017. Hearing none, she asked for motion for approval.

Mr. Chambers made a motion to approve the minutes of December 14, 2017 as presented. Mr. Antosz seconded the motion. The motion was approved unanimously.

Election of Officers and Zoning Board of Appeals Liaison

Chairperson Bell solicited nominations for Chair, Vice Chair, Secretary, and Liaison to the Zoning Board of Appeals for 2018.

Mr. Chambers determined Ms. Bell would accept a nomination to continue as Chairperson for 2018 and nominated her for the position. Hearing no other nominations, the Chair asked for a motion.

Mr. Antosz made a motion to elect Ms. Bell as Chair of the Planning Commission for 2018. Mr. Chambers supported the motion. The motion passed unanimously.

In answer to a question from Mr. Antosz, Mr. VanderWeele indicated he would be willing to serve as Vice Chair.

Mr. Antosz nominated Mr. VanderWeele for Vice Chair for 2018.

Hearing no other nominations, Chairperson Bell asked for a motion.

Mr. Antosz made a motion to elect Mr. VanderWeele as Vice Chairperson of the Planning Commission for 2018. Ms. Farmer supported the motion. The motion carried unanimously.

Ms. Farmer indicated she was open to continuing as Secretary.

Mr. VanderWeele nominated Ms. Farmer to serve as Secretary for 2018.

Hearing no other nominations, Chairperson Bell asked for a motion.

Mr. VanderWeele made a motion to elect Ms. Farmer as Secretary of the Planning Commission for 2018. Mr. Antosz supported the motion. The motion carried unanimously.

Mr. VanderWeele said he was willing to continue to serve as liaison to the Zoning Board of Appeals. Ms. Farmer nominated him to serve in that capacity.

Hearing no other nominations, Chairperson Bell asked for a motion.

Mr. Antosz made a motion to approve Mr. VanderWeele as liaison to the ZBA. Mr. Chambers seconded the motion. The motion passed unanimously.

Old Business

Condominium Development Standards Ordinance

Chairperson Bell asked Ms. Johnston for her presentation on the development of a Condominium Development Standards Ordinance.

Ms. Johnston said Staff received a request to develop an attached condominium project on a property zoned R-2: Residence District. In reviewing the subject parcel, it became clear that the size of the property did not meet the 20-acre requirement for a Planned Unit Development (PUD). Therefore, the only option open to the property owner based on current Zoning Ordinance regulations was to subdivide the property and create individual lots where the two-unit attached dwellings could be built.

After reviewing other attached condominium projects in the Township, she said it was discovered many were developed as part of a larger PUD. Currently there are no standards for the development of an attached product outside of the PUD ordinance. Staff does not believe it was the intent of the Zoning Ordinance to preclude this type of development outside of a PUD or platted subdivision or site condominium. This is especially true since the R-2 District allows two-family dwellings by right and the R-3 District allows three and four-family as a special exception use. In addition, the Condominium Act, Public Act 59 of 1978 establishes this type of development as a legitimate option for both developers and homeowners.

She indicated Staff developed the Condominium Development Standards Ordinance utilizing language from the existing development standards for apartments and site condominiums. This new ordinance would require any attached condominium development to request approval through the special exception use process so a public hearing with the Planning Commission would be required.

After some discussion and clarification that development under this Ordinance would be limited to residences, it was agreed Ms. Johnston would add "Residential" to the name of the ordinance and that the Ordinance would include a requirement for 10% open space, the same amount as required for a PUD.

Attorney Porter said this Ordinance would allow an alternative and satisfy a certain niche for a developer who wants to build an owner-occupied attached unit.

Ms. Johnston noted after consideration of the proposed ordinance and any changes/edits, a public hearing will need to be set. It was the consensus of the group that Ms. Johnston should return to the February meeting with a revised document that reflects the changes agreed upon for further review, prior to scheduling a public hearing.

In answer to a question from Mr. VanderWeele regarding whether these new provisions might be included under the existing PUD Zoning Ordinance, Ms. Johnston indicated that she would review that section of the code to see if that would work.

Any Other Business

Ms. Johnston reported that the Township Board reviewed the Zoning Ordinance amendments sent to them from the Planning Commission and that all were approved except for the addressing ordinance. The Board asked for some visual information on the size of the addresses before approving the ordinance. The Board also asked the Commission to review the regulations related to the width of circulation and drive aisles. Ms. Johnston will return with information on that for their further consideration.

PLANNING COMMISSIONER COMMENTS

On behalf of the Board, Chairperson Bell welcomed Ms. Maxwell as a member.

Ms. Farmer reminded the Board that Township Board Members would be joining them at the regularly scheduled January 25 meeting to discuss Master Plan revisions.

ADJOURNMENT

Having exhausted the agenda, and with there being no further business to discuss, Chairperson Bell asked for a motion to adjourn.

Ms. Farmer made a motion to adjourn the meeting. Ms. Smith supported the motion. The motion passed unanimously.

The Planning Commission meeting was adjourned at approximately 8:47 p.m.

Minutes prepared:
January 10, 2018

Minutes approved:
February 8, 2018