

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, FEBRUARY 10, 2015

The meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, February 10, 2015, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Asselmeier, Boekhoven, Corke, Frederick, Janssen, Reynolds, Stehouwer.

Members Absent:

Also Present: Michael Homier of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant.

Chairman Asselmeier called the meeting to order at 7:00 p.m.

Agenda Item

A motion to accept the Agenda was made by Comm. Reynolds and supported by Comm. Janssen. Motion carried 6-0-1, with 1 member (Frederick) absent.

Review and Approval of Minutes

Comm. Stehouwer stated the following revisions should be made: (1) on page 1, the last sentence in the Lon Sparks' paragraph should read, "Chairman Asselmeier stated that the master plan is worked on at multiple meetings"; and (2) on page 2, paragraph 7, should read: "Roads within a site condominium project may be private roads, not public streets". A motion to approve the Minutes, as amended, of the January 13, 2015, meeting, was made by Comm. Stehouwer, supported by Comm. Reynolds. Motion carried 6-0-1, with 1 member (Frederick) absent.

Citizen Comment

Richard Rakow, 8344 N. 17th Street, Kalamazoo, Michigan, stated that he heard that Kalsec was not going to move from their current site. He then spoke with George Todd from Kalsec who suggested a meeting with anyone concerned about their operation. He also had a conversation with Fred Sellers regarding carcinogenic material being applied to the land around the township from the composting operation. Mr. Rakow stated that the cumulative effect of the carcinogenic material can have a detrimental effect on the public's health, welfare and safety. Mr. Rakow would like volunteers to contact ten other individuals to attend the meeting being scheduled by Mr. Todd.

Steven Cox, 1190 East D Avenue, Kalamazoo, Michigan, feels that someone needs to be monitoring the Kalsec facility, which is a hazardous material site and out of control. He believes the township should not have to spend their time and money to obtain information on the operation. Kalsec knows their products better than anyone else and should be self-monitoring.

Review of Text Amendments for Accessory Buildings

Mr. Wicklund discussed text amendments for accessory buildings, including site condominium provisions and minimum lot sizes. The township is looking for community input and revisions to the master plan. Mr. Wicklund recommended that the township hold off on the site condominium provisions until review of the master plan, but move forward with the accessory building issue now.

Accessory Buildings – (less than one acre)

Next followed a general discussion regarding what the height of accessory buildings should be. Whether the structure fits depends on the height of the residential structures in the area or the height of the accessory building in relation to the principle residential structure and the lot size.

Chairman Asselmeier asked Comm. Reynolds if, as a member of the ZBA, he has seen hardships created by the ten foot sidewall. Comm. Reynolds said there has only been one variance request in two years and the applicant could not prove it was a hardship.

[Commissioner Frederick arrived.]

Chairman Asselmeier would like to get some additional information from the front office on the number of inquiries that have been made regarding accessory buildings on one acre or less. Is there a need to amend the ordinance if only a small number of inquiries have been made? It was the consensus of the commission that they would like some feedback as to why changes are necessary. Chairman Asselmeier stated he would prefer not to amend the ordinance if it isn't necessary. Following a thorough discussion, the consensus of the commissioners was to limit the sidewalls to 10 feet and 16 feet average height from the eaves to peak for lots of one acre or less.

With respect to the overall size of the building, there was consensus that the dimensions could be increased from 24 feet wide and 32 feet in length to 24 feet wide to 36 feet in length on a one acre or less lot. The lot coverage ratio will keep the accessory structures in check.

Accessory Buildings (over one acre but less than 2.5 acres)

The consensus was to increase the square footage to 1080, sidewall to 12 feet, height to 20 feet, maximum building length of 36 feet.

Accessory Buildings (over 2.5 acres)

The consensus was that the revisions presented by Mr. Wicklund are appropriate.

Accessory Buildings (unplatted land of 2.5 acres or less)

The consensus of the Commission that the proposed amendment would be to limit the side walls to 12 feet, the average height will be limited to 20 feet and the square footage will increase from 1080 to 1280 square feet.

Review and Update Master Land Use Map

Mr. Wicklund opened a discussion of reviewing the Township's Master Plan and provided copies of Richland Township's Master Plan and explained how the township went about gathering information and using that information to revise or update their Master Plan. Townships should review their Master Plan every five years to see if they were able to

implement the proposed revisions and determine future projects. If the township decides not to update their Master Plan, then the township must put it on the record at a meeting that it has reviewed the Plan and made the decision not to update the Plan at that time.

The Commissioners asked Mr. Wicklund to prepare an outline on moving ahead with updating the Master Plan.

New Business

Comm. Reynolds stated that he updated the annual report that went to the Township Board regarding the 2014 activities. Chairman Asselmeier thanked him for the work he did on it.

Comm. Stehouwer stated that he and Chairman Asselmeier attended a workshop called Planning and Zoning Essentials, hosted by Oshtemo Township, which touched upon planning, zoning and master plans. Some townships are using more graphics, than text, to explain zoning requirements.

Old Business

None.

Adjournment

A motion to adjourn the meeting was made by Comm. Reynolds, supported by Comm. Corke. Motion carried 7-0.

79620:00001:2159012-2