

**REVISED MINUTES OF THE COOPER CHARTER TOWNSHIP  
PLANNING COMMISSION HELD ON TUESDAY, JUNE 14, 2016**

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, June 14, 2016, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

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

Members Absent: Frederick (arrived at 7:44 p.m.)

Also Present: Jeff Sorensen, Supervisor, 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 as printed was made by Comm. Reynolds and supported by Comm. Stehouwer. Motion carried 6-0-1, with one member absent.

Review and Approval of Minutes

A motion to approve the Minutes of the May 10, 2016, meeting was made by Comm. Janssen, supported by Comm. Corke. Motion carried 6-0-1, with one member absent.

Citizen Comment

Vince Carahaly, a member of the Kalamazoo County Planning Commission, is running for the position of County Commissioner in the 6<sup>th</sup> District and introduced himself to the community.

Col. Frank Brooks, also running for the position of County Commissioner in the 6<sup>th</sup> District, spoke about the June 7, 2016 cycling accident in Kalamazoo.

Supervisor Sorensen gave a brief update on Bonnie Sytsma's daughter, Jennifer, who was involved in the cycling accident.

Master Plan Update Workbook

Chairman Asselmeier stated he previously asked each Commissioner to review the Workbook that Mr. Wicklund had prepared so that they could discuss it at this meeting.

Comm. Stehouwer stated he believes the Master Plan is out of date. Chairman Asselmeier asked whether Comm. Stehouwer saw any contradictions between the Master Plan and the updates recommended as a result of the survey, to which Comm. Stehouwer said they support each other.

Comm. Corke felt that the Master Plan Update Workbook and the results for the Master Plan Update Survey fall in line a bit, but he still has some things he would like to go over.

Comm. Reynolds provided the Commissioners with a one page summary of what he thought were opportunities based on feedback from the community. He would like the Master Plan updated. Particular attention should be paid to (1) reviewing current industrial zoned areas and agricultural lot sizes; (2) incorporate non-motorized trail/farmer's market into the planning process; (3) partner with the Board to discuss expanded services such as additional fire and sheriff patrols and other infrastructure improvements; and (4) senior citizen housing. He expressed some concern regarding township businesses failing to either comply with build-out/operating requirements and a disconnect with the Kalamazoo County Road Commission.

Comm. Janssen stated she felt there were not a lot of changes needed per the survey results. She was hoping to see the history of the Township included in the Master Plan, as well as updating the demographics.

Comm. Boekhoven indicated that he doesn't feel the Master Plan needs much updating.

Mr. Wicklund gave a brief summary of the process to update the Master Plan. The last amendment was in 2011 and it has been 20 years since the last full-blown Master Plan. The biggest growth in the Township was Cooper Landing and there have been many lot splits. Mr. Wicklund stated that the most important thing to consider is, when the Township has decisions as a Planning Commission to make, does the Planning Commission have enough in the Master Plan to be able to rely on that Plan for making those decisions. Cooper Township has reviewed and updated the Land Use Map periodically. The Township has a tremendous amount of build-out potential that is unrealized. If a new Master Plan is adopted, it probably would not change opinion or direction that exists right now.

Comm. Reynolds would like to look at industrial zoning and agricultural land use.

Comm. Stehouwer would like to preserve and protect the river valley corridor. He sees the Township more as a bedroom community, rather than an industrial, highly intense, commercial area. The text/language may be somewhat out of date, but the content and intent still support the Planning Commission's current thinking.

Comm. Frederick arrives.

Chairman Asselmeier stated that it appears the Planning Commission has three options: (1) make a new Master Plan; (2) update the current Plan; or (3) just accept the Plan the Township has now with no changes.

Comm. Reynolds stated that since the Master Plan is 20 years old, this would be a good time to do a new plan. He would like to include items such as community character, the history of the Township, wetland and open space, existing land use and future industrial use.

Chairman Asselmeier polled each Commissioner and asked if their preference would be to (1) update the Master Plan; (2) write a new one; or (3) leave it the way it is.

Comm. Corke would like to update the existing plan.

Comm. Janssen would prefer a new plan.

Comm. Frederick stated there isn't a big need for industrial use or space available for industrial at this time. He does not favor rewriting or updating the Master Plan. He did not see anything in the survey results which would warrant a rewrite of the Master Plan.

Comm. Stehouwer feels there is a lot of out-of-date information and would be in favor of text changes.

Comm. Boekhoven stated he would be in favor of a new Master Plan, which should include map changes.

Comm. Stehouwer discussed the budget and time-line to prepare a new Master Plan.

A motion to commence the procedure to amend the Master Plan was made by Comm. Janssen, supported by Commissioners Boekhoven and Corke. Motion passed 7-0-0.

Proposed Amendments to the Land Division Ordinance and Site Condominium Ordinance.

The Commissioners were given a packet of plat maps which showed platted lots that have been combined with an accessory building. A general discussion ensued whether to accept the proposed amendments. A motion to accept the proposed amendments to the Cooper Township Land Division Ordinance, Site Condominium Ordinance and the Zoning Ordinance, and set a public hearing for July 12, 2016, was made by Comm. Reynolds, supported by Comm. Stehouwer. A roll call vote was taken. Motion carried 7-0-0.

Proposed Amendments to Sections 120.230, 120.240 and 120.250.

Mr. Wicklund led a discussion regarding amendments to the Industrial Zones regarding conditions and limitations that no outdoor storage can exceed 15% of the square footage area of the buildings on the premises. The difference under Industrial Zoning where the Township typically allows for outdoor storage is much more restrictive than the provisions the Township has under Commercial Zoning. Mr. Wicklund also discussed proposed amendments that would eliminate agricultural crop farming in Industrial Zones.

A motion to set a public hearing on July 12, 2016, to consider proposed amendments to Sections 120.230, 120.240 and 120.250 was made by Comm. Stehouwer, support by Comm. Reynolds. A roll call vote was taken. Motion carried 7-0-0.

Adjournment

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