

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, OCTOBER 10, 2017

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, October 10, 2017, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Asselmeier, Bricker, Boekhoven, Corke, Crosby, Frederick, Reynolds.

Members Absent: None.

Also Present: Anne Seuryneck of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Applicant Jen Wright and James Hensley from the Kalamazoo Nature Center.

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

Agenda Item

Chairman Asselmeier stated that the Agenda needed to be amended to include under New Business a discussion about the Kalamazoo Rod and Gun Club. Motion made by Comm. Frederick to approve the agenda as amended, supported by Comm. Corke. Motion carried 7-0.

Review and Approval of Minutes

A motion to approve the Minutes of the September 12, 2017, Planning Commission meeting was made by Comm. Reynolds, supported by Comm. Boekhoven. Motion carried 7-0.

Citizen Comments

None.

Amendment to Existing Site Plan by the Kalamazoo Nature Center, 7000 N. Westnedge Avenue, Kalamazoo, Michigan, Parcel No. 39-02-22-351-010. The Nature Center would like to build a 24' x 30' pole building which will be used for storage and as its sugar shack for 3-4 weeks in March for maple sugaring tours and demonstrations.

Mr. Wicklund stated that the Nature Center and their activities are covered under a special use approval process that has already been completed. Unless something completely new and different than what now exists comes along, the Township is processing these uses under site plan amendment. Residents within 300 feet were provided with the Agenda for any comment. The new building will require a building permit.

A motion to approve the Kalamazoo Nature Center's request for an amendment to the site plan for a new 24' x 30' pole barn was made by Comm. Corke, supported by Comm. Bricker.

Comm. Boekhoven questioned Mr. Wicklund about whether the existing road needed to be widened. Mr. Wicklund stated that those are considered private roads and do not fall under the zoning ordinance in that manner.

There being no further discussion, the motion carried 7-0.

Master Land Use Discussion

Mr. Wicklund reviewed the draft map and went through the last issue on the Plan, "Implementation". After looking at all the 40 acre parcels, larger parcels, and contiguous parcels in the Township, they came up with an expansion of the AG area designation. The most recent amendments eliminated AG use from residential zones. The low, medium and high density areas have not really changed. Both industrial-designated areas currently have industrial use. The 2011 update stated all of the open space was based upon wetland flood plain information.

Mr. Wicklund stated that when the draft is completed in November, the next question is what happens once the plan is adopted. If the Planning Commission is comfortable with it, it then goes to the Township Board for distribution to all the units of government. They have a 63-day window to review it, so the public hearing should be held in approximately 3 months. When the plan is adopted by the Planning Commission, then it goes to the Board for adoption (in March or April).

Implementation includes zoning ordinance amendments, including text amendments. The most recent amendment addresses solar energy. Upcoming discussions will include more detail on the CBD area because of a road improvement project to be completed in 2020 and a sidewalk project. There may be a need to make zoning map amendments. Normally, a property owner initiates map amendments; however, if the Planning Commission initiates changes in the zoning, it will probably be done on a larger scale. Instead of looking at one property, there may be 8-10 properties with the same characteristics to consider.

Comm. Reynolds asked if the goals and objectives brought up by the survey that was conducted are being addressed, to which Mr. Wicklund replied that they definitely were being considered.

Mr. Wicklund stated he would be sending the Commissioners information by email with information to be considered at the November meeting.

New Business.

Kalamazoo Rod and Gun Club. Comm. Corke provided to the Commisisoners a flyer from the Kalamazoo Rod and Gun Club. Chairman Asselmeier asked Mr. Wicklund to address the issue raised. Mr. Wicklund stated that there had been discussions about the Rod and Gun Club building restroom facilities next to the shooting range. The property is located in both Richland and Cooper Townships. There is a private club provision that the Township can process this under, but typically when the Township doesn't have any record of something that falls under a special use, the Township would require it to be noticed for special use for a project like this. When he told the Gun Club's architect that the Township would want to process it as a special use, that put a stop to the restroom discussion in the short term. Neither Richland (lower range) nor Cooper (upper range) has an ordinance which specifically addresses gun clubs. The upper range gets more use than the lower range.

Comm. Corke stated the reason he showed the flyer to the supervisor was to point out that the flyer doesn't list when there is going to be law enforcement training shooting going on. There have been several complaints by residents in the surrounding areas about the amount of shooting

and hours of shooting. Comm. Corke stated that land has been cleared for a large parking facility. It is unknown whether the Gun Club obtained an earth change permit. The Commissioners would like to obtain a legal opinion as to what, if anything, can be done about the Gun Club.

Old Business.

Comm. Reynolds inquired as to the status of the Absolutaire operation. Mr. Wicklund stated that this is a County issue and he isn't aware of anything being done by the code enforcement officer.

No other old business.

Adjournment

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

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