

**MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, MAY 8, 2018**

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, May 8, 2018, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

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

Members Absent: None.

Also Present: Leslie Dickinson of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Representatives from Kalamazoo Kennel Club.

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

Agenda Item

A motion to approve the agenda was made by Comm. Boekhoven, supported by Comm. Corke. Motion carried 7-0.

Review and Approval of Minutes

A motion to approve the Minutes of the March 13, 2018, special meeting of the Planning Commission was made by Comm. Frederick, supported by Comm. Corke. Motion carried 7-0.

Citizen Comments

No public present.

Amendment to Existing Site Plan by Kalamazoo Kennel Club, 1249 West D Avenue, Kalamazoo, Michigan, Parcel No. 39-01-21-101-019. Applicant wants a 24 x 48 addition to an existing building for storage. Mr. Wicklund met with the applicant to discuss the process. This is a minor amendment to the site plan for purposes of storage. It is a large parcel. There is no change of use and no parking or drainage issues.

A motion to approve the amended site plan was made by Comm. Crosby, supported by Comm. Corke. A roll-call vote was taken. Motion carried 7-0.

Discussion of Temporary Single Family Dwellings

Mr. Wicklund led a discussion of whether to amend the Zoning Ordinance to allow for temporary dwellings during construction of a permanent dwelling or two single family dwellings on one parcel. The current language limits one dwelling per parcel. There is a minimum width of 20 feet on all sides. There was an inquiry about using storage containers for dwellings; however, they do not meet the minimum width or design aesthetics standards to constitute a “dwelling” under the Zoning Ordinance. Attorney Dickinson discussed what other townships are facing regarding temporary dwellings which may help Cooper Township amend its current ordinance. Next followed a discussion about possible enforcement issues related to temporary dwelling use after the initial, permitted use is finished. Comm. Boekhoven stated that a variance is an option and there is an administrative remedy already in place. Comm. Corke stated he

thinks there needs to be a specific time period for the removal of the temporary dwelling, perhaps a security/escrow account for use by the township should the homeowner not take down/remove the dwelling, and strict enforcement measures. Comm. Bricker stated he thinks a two year time limit for removal is adequate. Comm. Reynolds stated that since there is an administrative remedy in place, he doesn't see the need to amend the ordinance. He also stated that ordinance enforcement is not the township's strong suit. Comm. Crosby stated he thinks two years is too long. Comm. Frederick likes the idea of a surety bond and thinks 60-90 days is fair to remove the temporary dwelling. After a lengthy discussion, it was decided not to proceed with amendments to the zoning ordinance since there is already a mechanism in place (the ZBA) to handle such requests.

New Business.

None.

Old Business.

Master Land Use Plan

Comm. Reynolds reiterated the objectives for the Master Plan and believes the next step is to do something with the objectives. He would like to see an update each month or each quarter as to how the Planning Commission is proceeding on these objectives. Mr. Wicklund stated that the directives usually come from the Board to the Planning Commission. It was suggested that each Commissioner rank their priority of the objectives and turn them in to the township so they can be compiled for the next meeting. Comm. Frederick reminded the Commissioners that there is an engineering firm spearheading the motorized trails for Kalamazoo County. The road commission is already evaluating improvement needs and submits that to the Board. There is no sense in the Planning Commission duplicating those efforts. Comm. Reynolds stated he feels the community is entitled to an update of the good work being done. Comm. Bricker stated that if anyone wanted an update on those objectives, they could talk to the staff at the Township. He also suggested that the Board and Planning Commission meet once a year to review the status of the objectives. Comm. Corke stated he thinks this is beyond the Planning Commission's scope. Comm. Crosby suggested that an update be posted on the Township's website. Chairman Asselmeier stated he would talk to Supervisor Sorensen about communicating the results of the survey to the public.

Several Commissioners expressed that they would like a hard copy of the meeting packets, instead of receiving them online. Chairman Asselmeier stated he would talk to Julie Muller the next time he's in the office.

A member of the public, Mr. Ed Tarkowski, Cooper Hills No. 2, Lot 84, addressed the Commission about his land division application to combine two parcels. Mr. Wicklund offered to meet with Mr. Tarkowski after the meeting.

Adjournment

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