

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, AUGUST 13, 2019

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, August 13, 2019, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

Members Present: Asselmeier, Boekhoven, Bricker, Corke, Fooy, Frederick, and Wiersma.

Members Absent: None

Also Present: Michael Homier of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Applicant, John Jager, and Engineer, Tyler Cravens.

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

Approval of the Agenda

Members of the Planning Commission reviewed the Agenda for the August 13, 2019 meeting. A motion to approve the agenda was made by Comm. Frederick, supported by Comm. Corke. Motion carried 7-0.

Review and Approval of Minutes

Members of the Planning Commission reviewed the Minutes of the June 11, 2019 meeting. A motion was made by Comm. Frederick to approve the Minutes of the June 11, 2019 meeting, supported by Comm. Bricker. Motion carried 7-0.

Citizen Comments

Chairman Asselmeier opened the public meeting and asked if there were any public comments. Residents, Lon Sparks, Peggy Sparks and Les Gregerson briefly inquired about the subject of the meeting and choose to reserve their comments until after the site plan presentation was made.

Site Plan Review: John Jager 2909 Lake Street, Kalamazoo, Michigan.

Mr. Jager is seeking site plan approval to construct a roughly 8,000 square foot building as a manufacturing facility for his machine shop with associated parking, private drive, and storm water retention. Chairman Asselmeier asked the applicant to provide background on the site plan. Mr. Jager explained that he operates a machine shop that is currently doing very well thereby creating a need for a larger facility.

Engineer (Tyler Cravens) presented a detailed review of the site plans for Mr. Jagers property including the building's layout, utilities, parking, and plan for stormwater retention on behalf of the applicant.

Board Consideration

Chairman Asselmeier asked for discussion among the board in consideration of the site plan.

Comm. Cork remarked that he did not see a problem with the project and thought the retention pond was more than adequate.

Comm. Frederick commented on the applicant mentioning outdoor shooting on the property and asked that more information be provided including location of any shooting and noise considerations. Comm. Asselmeier, Bricker, and Boekeven additionally voiced concerns with outdoor shooting including the location in relation to residential property, and what the proposed timing for the activity would be.

Mr. Jager stated that in the long run they would like to construct a private gun club or shooting range. Furthermore shooting would be for firearm testing purposes due to the nature of the business.

Comm. Corke inquired about the nature of the business in relation to shooting firearms.

Mr. Jager answered that his business customizes firearms, and they anticipate clients wanting to test their product.

Russ Wicklund remarked that outdoor shooting facilities were not part of the site plan under review. Therefore the applicant has the option of either proceeding with the site plan review as is, or withdraw the request and reapply to the Planning Commission with a site plan includes an outdoor shooting facility at a later date.

Brittney Jager asked the Commission if shooting would be allowed on their remaining property, since they own over 120 acres. Attorney Homier commented that the shooting would not be allowed on the 77 acres included in the current site plan if approved.

Applicant Jager choose to proceed with review of the site plan as submitted.

Comm. Boekhoven commented on screening and landscaping from the parking lot west to the private road considering that the property is adjacent to residential property.

Russ Wicklund explained that the application was submitted prior to a zoning change and therefor at the time of application the property was zoned industrial, and no screening is required.

Comments made by the public

Peggy Sparks voiced concern about storm water runoff.

Lon Sparks mentioned that shooting has been taking place on the 77 acres under site plan review.

Les Gregerson commented that he owns seven buildings occupied with tenants in close proximity to the current machine shop and he is receiving complaints from his tenants about shooting.

Chairman Asselmeier explained that shooting is not being considered under the submitted site plan and therefor would not be allowed on the 77 acres unless another application for that special use were to filed and approved.

Deliberations on Site Plan Approval

Having considered the site plan, taken comments from citizens, and there being no further questions from the Commissioners, a motion was made by Comm. Corke to approve the site plan as presented, supported by Comm. Frederick. Motion carried 7-0.

Draft Text Amendments

Russ Wicklund presented proposed text amendments related to uses/activities in the ordinance as outlined in the attached notes.

1. Amendment to Section 120.014—Notes from Wicklund regarding amendments. Building size—extending the roof line of an accessory building. ZBA agreed with interpretation but granted a variance. Proposed amendment to Sect 120.014. Note deletions and additions. Corner lots definition change. Use of shipping containers.
2. Amendment to Section 120.190-CBD District. Add animal hospital and kennels.
3. Amendment to Section 120.330—Amend “A.” Revise second sentence change PC to ZBA.
4. Amendment to Section 120.390. Restriction on number of principal buildings. Delete “B”
5. Amendment to Section 120.430—Site Plan Review Delete B.7.
6. Amendment to Section 120.600---Schedule of Lot Parcel, etc. Delete (see notes).

Adjournment

There being no further business before the commission a motion to adjourn the meeting was made by Comm. Boekhoven, supported by Comm. Corke. Motion carried 7-0.