

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, OCTOBER 13, 2015

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, October 13, 2015, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

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

Members Absent: Corke

Also Present: Michael Homier of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Applicants, Kris and Stacy VandeStreek from Bovens Quality Plants.

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. Frederick 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 September 8, 2015, meeting was made by Comm. Reynolds, supported by Comm. Janssen. Motion carried 6-0-1, with one member absent.

Citizen Comment

No citizen comment.

Amendment to Site Plan Review for Bovens Quality Plants, 6600 N. 14th Street.

Kris VandeStreek from Bovens Quality Plants stated that they would like to expand the existing area from an "L" shape to a "square" shape. Russ Wicklund stated that this property was approved for special use in 2001. The original plan showed the area labeled today as "Phase 3" as "future addition" in 2001. Two conditions exist which will need to be addressed. The first is the 50 foot sideyard setback and the second is the screening element. A letter was received from neighbors, Jerrid and Shawn Hisler, stating they had no objections to the expansion of the greenhouse.

A motion was made by Comm. Stehouwer to approve the amendment without any additional screening so long as the existing screening remains on site and provided the addition meets the required 50 foot sideyard setback. The site plan is further approved for the full build out of Phase 3 as submitted, on the condition that a variance is granted by the Zoning Board of Appeals from the 50 foot sideyard requirement to the west of the proposed addition. If the ZBA grants the variance to reduce the sideyard setback to accommodate the full Phase 3 build out, the full application may be approved administratively by the Township's Planner. Said motion was seconded by Comm. Frederick. Motion passed 6-0-1, with one member absent.

Discussion of Survey Questions

Chairman Asselmeier stated that there will be one addition to Question No. 10, which would read, "Would you be in favor of evaluating a special assessment for tree removal?" It was also noted that Question No. 21 was added to the survey. The Commissioners were generally pleased

with the survey questions. Comm. Reynolds expressed some concern regarding the number of people who will respond since the survey is being conducted on-line. It was pointed out that the postcards being distributed state that a citizen can either complete the survey on-line or have one mailed to him/her, postage prepaid. The survey will be available on-line approximately November 1, 2015.

A motion to accept the survey questions with the addition of the word “evaluating” in Question 10, was made by Comm. Stehouwer, supported by Comm. Reynolds. Motion carried 6-0-1, with one member absent.

New Business

None.

Old Business

None.

Adjournment

A motion to adjourn the meeting was made by Comm. Janssen, supported by Comm. Boekhoven. Motion carried 6-0-1, with one member absent.

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