

**CORRECTED MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, JANUARY 13, 2015**

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

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

Members Absent:

Also Present: 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 was made by Comm. Stehouwer and supported by Comm. Janssen. Motion carried 6-0-1, with 1 member (Frederick) absent.

Review and Approval of Minutes

A motion to approve the Minutes of the December 9, 2014, meeting, was made by Comm. Reynolds, supported by Comm. Stehouwer. Motion carried 6-0-1, with 1 member (Frederick) absent.

Citizen Comment

Brenda Rakow, 8344 N. 17th Street, Kalamazoo, Michigan, stated that she felt the audience should be able to comment or raise questions during the discussions held by the Planning Commission members, rather than limit themselves to the Public Comment portion of the meeting. Chairman Asselmeier stated that he welcomes the public comments; however, the comments should not be made during the deliberation process by the Commission.

Richard Rakow, 8344 N. 17th Street, Kalamazoo, Michigan, asked about the progress in using an overhead projector to display the documents the Planning Commission is discussing.

Peggy Sparks, 200 West D Avenue, Kalamazoo, Michigan, had questions regarding zoning of property. Attorney Homier explained the rezoning process. Mr. Wicklund also explained how the master plan is developed.

Lon Sparks, 200 West D Avenue, Kalamazoo, Michigan asked who works on the master plan and what the schedule is to have the master plan put into place. Chairman Asselmeier stated that the master plan is worked on at multiple meetings.

Commissioner Frederick arrived.

Review of Text Amendments for Accessory Buildings

Mr. Wicklund discussed text amendments for accessory buildings. It was suggested that a lot or building site (platted land) of less than 1 acre would retain the 768 square feet size. The side wall should be increased from 10 feet to 12 feet, the height should be increased to 20 feet and retain the maximum building length of 32 feet. This would allow for up to a 24' x 32' building with greater storage above the first story.

For a lot or building site from 1 acre but less than 2.5 acres, the size would be increased from 864 square feet to 1,080 square feet, the side wall increased from 10 feet to 12 feet, the height increased from 14 feet to 20 feet and retain the maximum building length of 36 feet. This would allow for up to a 30' x 36' building with greater storage above the first story.

For a lot or building site of more than 2.5 acres, there are no limits on the size of the building.

One accessory building is permitted for accessory use on a parcel (unplatted land) of 2.5 acres or less in size. It would retain the 1,280 square feet, the side wall of 12 feet, and height of 20 feet. This would allow for a 32' x 40' building with greater storage above the first story.

Following a lengthy discussion, the consensus of the Commission was that some felt further discussion is needed, but most did not object to the 1,080 square feet, the height of up to 20 feet and the building length of 36 feet.

Consideration needs to be given to the differentiation between "A" and "R-1", "R-2", and "R-3" with respect to the size of lots, parcels, building sites, yards and area requirements.

Within the Site Condominium Ordinance, any reference to the Zoning Board should be changed to the Planning Commission. Mr. Wicklund recommended having a public hearing on site condominium projects. Roads within a site condominium project may be private roads, not public streets. Private roads are maintained by the Condominium Association. The minimum size of building sites is governed by whether there is public sewer and water.

Review and Update Master Land Use Map

Russ Wicklund briefly outlined the purpose of the Master Plan. A Master Plan is normally reviewed every five years. It can be very expensive and the cost should be approved by the Board before commencing the work. In order to do a comprehensive Master Plan, the township should seek public comment, either through meetings or surveys. The Commission should consider the following: existing land use, budget, built environment, geographic profile, extension of public utilities, roads, population projections, and similar items.

An update to the zoning ordinance should also be done at the time the Master Plan is updated. The zoning plan takes into account various zoning districts and controls the height, area, bulk, location and use of buildings and premises. It should also include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

Comm. Reynolds encouraged the Commissioners to attend a Michigan Association of Planning training course to get the background needed to effectively update a Master Plan. He also suggested looking at other communities' Master Plans for ideas for updating Cooper Township's Master Plan.

The 2014 Annual Report was distributed to the Commissioners.

Old Business

None.

Adjournment

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

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