

MINUTES OF THE COOPER CHARTER TOWNSHIP
PLANNING COMMISSION HELD ON TUESDAY, MARCH 10, 2015

The meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, March 10, 2015, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

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

Members Absent: Boekhoven

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

Chairman Asselmeier requested to add 2014 Planning Commission Summary Report under “Old Business”. A motion to accept the Agenda, as amended, was made by Comm. Janssen and supported by Comm. Reynolds. Motion carried 6-0-1, with 1 member (Boekhoven) absent.

Review and Approval of Minutes

A motion to approve the Minutes of the February 10, 2015, meeting was made by Comm. Reynolds, supported by Comm. Stehouwer. Motion carried 6-0-1, with 1 member (Boekhoven) absent.

Citizen Comment

Richard Rakow, 8344 N. 17th Street, Kalamazoo, Michigan, stated that during a recent meeting with township officials and the township attorney, there was discussion about amending the composting ordinance. Mr. Rakow would like the ordinance to allow only materials grown on the farm to be composted on the farm and that no carcinogenic materials be composted. It would be the obligation of the person composting the materials to demonstrate that there are no carcinogenic materials.

Boyd Pufpaff, 3607 West D Avenue, stated that he was glad to see that the Planning Commission was working on the master plan. He also congratulated Mark Reynolds and John Corke on being reappointed to the Planning Commission.

Review of Text Amendments

Mr. Wicklund stated that the text amendments have been revised to include a definition of farm market.

With respect to the Accessory Buildings on unplatted lots of 2.5 acres or less, there was no maximum building length noted in the provisions. The dimensions on the other lots allow for a maximum building length of 36 feet. Mr. Wicklund asked if the commission wanted to be consistent and allow a maximum building length of 36 feet for this category. The commissioners were in favor of a building length of 36 feet.

A motion to set a public hearing for April 14, 2015, on the text amendments for accessory buildings was made by Comm. Corke, supported by Comm. Janssen. Motion carried 6-0-1, with 1 member (Boekhoven) absent.

Review and Update Master Plan and Land Use Map

Mr. Wicklund presented an outline for updates to the Master Plan and community survey. A demographics study will assist the township in determining the type of housing that may be needed in the future. A community survey would give clear results and data that then could be tied to the demographic study.

Comm. Reynolds stated he would like the Planning Commission to include a map of the various neighborhoods within Cooper Township so that a newcomer could acquaint themselves with the different neighborhoods and areas by looking at a map. He also felt the survey could be two-pronged – by mail and by internet. He felt there may be more participation if the participants could reply via email.

Mr. Wicklund then reviewed the information sought in the survey.

Chairman Asselmeier asked the commissioners to compile marketing strategies and survey questions and bring them to the April meeting to discuss. Comm. Reynolds suggested starting to draft the Introduction to the Master Plan.

New Business

Chairman Asselmeier asked Mr. Rakow about his proposed amendments to the composting ordinance. Mr. Rakow stated that for agricultural composting, only items that are grown on the farm be composted on that farm and no carcinogenic materials may be composted. The burden of proof of carcinogenic-free materials would fall on the composter.

Old Business

Chairman Asselmeier thanked Comm. Reynolds for his work on the updated 2014 Summary of Activities of the Planning Commission. After some discussion, the consensus was to remove the reference to the ZBA activities and the information for January and February 2015 before sending the Summary to the Board. A motion to approve the summary as amended was made by Comm. Janssen, supported by Comm. Corke. Motion carried 6-0-1, with 1 member (Boekhoven) absent.

Adjournment

A motion to adjourn the meeting was made by Comm. Corke, supported by Comm. Reynolds. Motion carried 6-0-1 (with 1 member (Boekhoven) absent).

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