

**MINUTES OF THE COOPER CHARTER TOWNSHIP**  
**PLANNING COMMISSION HELD ON TUESDAY, APRIL 14, 2015**

The meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, April 14, 2015, at the Cooper Charter Township Hall, 1590 West D. Avenue, Kalamazoo, Michigan.

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

Members Absent: Boekhoven and Frederick

Also Present: Michael Homier of Foster, Swift, Collins & Smith, attorneys for Cooper Charter Township; Russ Wicklund, Township Planning Consultant; Applicant Kirt Smit from Reliable Glass.

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

Agenda Item

A motion to accept the Agenda was made by Comm. Reynolds and supported by Comm. Janssen. Motion carried 5-0-2, with 2 members (Boekhoven and Frederick) absent.

Review and Approval of Minutes

A motion to approve the Minutes of the March 10, 2015, meeting was made by Comm. Stehouwer, supported by Comm. Corke. Motion carried 5-0-2, with 2 members (Boekhoven and Frederick) absent.

Citizen Comment

Steve Magura, 1616 Chandra Drive, Kalamazoo, Michigan, suggested that the proposed changes to the zoning ordinance be posted on-line so that the public could review the proposed changes prior to the meeting.

Public Hearing

A motion to open a public hearing for a special exception use permit request for contractor's workshop and office on Douglas Avenue, Parcel 21-101-017 was made by Comm. Corke, supported by Comm. Reynolds. Motion carried 5-0-2, with 2 members (Boekhoven and Frederick) absent.

Special Exception Use Permit for Kirk Smit and 3450 Ravine LLC a/k/a Reliable Glass, 3450 Ravine Road, Parcel No. 02-21-101-017.

Kirt Smit, owner of Reliable Glass, would like a special exception use permit to build a contractor's workshop and office on approximately five acres of property he wants to purchase from DeYoung Landscape Real Estate. Reliable Glass supplies, manufactures and installs commercial windows, door and aluminum products for the commercial and architectural community. His business currently has fifteen full-time employees and would like to employ twenty individuals by the year end of 2017. The Commissioners discussed the application with the applicant.

No comments were made by the public.

A motion to close the public hearing was made by Comm. Corke, supported by Comm. Janssen. Comm. Reynolds asked how long it will take to put together the site plan to which Mr. Smit said he would abide with whatever the Planning Commission recommended. He believed at least 180 days was needed. Comm. Reynolds stated he felt like some deadline should be included in the motion. Motion to close the public hearing carried 5-0-2, with 2 members (Boekhoven and Frederick) absent.

#### Discussion

Comm. Corke stated he has no problem with the applicant submitting a site plan by the December 2015 meeting. The Commissioners do not see any objection to dividing the property into two parcels, as long as both parcels are buildable sites. Mr. Wicklund pointed out that typically, the applicant would be required to submit a site plan at the November meeting (November 10, 2015) so that the township planner and engineer would have an opportunity to review and make recommendations at the December 8, 2015 meeting as a condition of approval of the special use permit. If the site plan is not submitted, then the special use permit would be null and void.

A motion to approve the concept plan as shown in Option A on the condition that a full site plan is submitted for review not later than November 10, 2015 for review at the December 8, 2015, meeting, otherwise the approval shall be null and void, was made by Comm. Stehouwer, supported by Comm. Janssen. Motion carried 5-0-2, with 2 members (Boekhoven and Frederick) absent.

Comm. Frederick arrives for meeting.

#### Public Hearing

A motion to open a public hearing to discuss text amendments for accessory buildings was made by Comm. Reynolds, supported by Comm. Corke. Motion carried 6-0-1, with 1 member (Boekhoven) absent.

No public present for comment.

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

#### Review of Text Amendments

There being no further discussion, a motion to recommend approval of the text amendments to the Township Board was made by Comm. Frederick, supported by Comm. Stehouwer. A roll call vote was taken. Motion carried 6-0-1, with 1 member (Boekhoven) absent.

#### Review and Update Master Plan and Land Use Map

There was a general discussion as to various methods to get the word out to the community about completing the survey to get the maximum benefit for the township. The Chairman asked the Commissioners to bring ideas to the May meeting on (1) how to get the word out about the survey; (2) what message the Planning Commission wants to convey to inspire survey participation; and (3) types of higher educational and professional institutions who may be able to assist in the survey.

New Business

None.

Old Business

None.

Adjournment

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

79620:00001:2232284-1