

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

A meeting of the Planning Commission of Cooper Charter Township was held on Tuesday, November 10, 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; Applicant, Mark Vliestra; Scott from Delta Design Systems and Jeff from Reliable Glass.

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. Corke. Motion carried 7-0.

Review and Approval of Minutes

A motion to approve the Minutes of the October 15, 2015, meeting was made by Comm. Reynolds, supported by Comm. Janssen. Motion carried 7-0.

Citizen Comment

No citizen comment.

Rezoning Request of 3 Parcels from R5 to R3 by Mark Vliestra for Parcel Numbers 31-476-020; 31-476-039; and 31-476-031.

A motion to open a public hearing was made by Comm. Stehouwer and supported by Comm. Corke. Motion carried 7-0.

The Applicant stated he wants to build single family homes on the property. Letters of support for the rezoning were submitted by Dave Vlietstra, Mike Kerney, Fred Vliestra, Rick Maurer and Kit Maurer.

A motion to close the public hearing was made by Comm. Reynolds and supported by Comm. Corke. Motion carried 7-0.

Russ Wicklund gave the Commissioners some background on this application. An R5 zone does not allow for single family residences. Rezoning from an R5 to an R3 designation would allow for less intensive zoning. The request is compatible with the surrounding land use and zoning.

A motion to recommend approval of the proposed rezoning to the Township Board was made by Comm. Janssen, supported by Comm. Corke. Motion carried 7-0.

Request for Site Plan Approval for 3450 Ravine Road LLC (Reliable Glass); Parcel Number 21-101-107.

Reliable Glass has outgrown their facility on Ravine Road and purchased property located at 7800 Douglas. They will be building a 16,000 foot office and light manufacturing space. Comm. Stehouwer questioned the applicant with respect to the access to Douglas Avenue, parking lot access, site grading plan, signs, landscaping, parking lot lighting, and fencing. Comm. Reynolds questioned the parking lot 12 foot drive aisle, which only allows one-way traffic. The applicant stated that they intend to have a 24 foot drive aisle.

A motion to conditionally approve the site plan subject to revising the entrance drive to reflect a width of 24 feet was made by Comm. Stehouwer, supported by Comm. Corke. Motion carried 7-0.

Discussion of Survey Questions

Chairman Asselmeier stated that the Township has received 138 responses to the survey thus far.

Master Land Use – Continued Discussion

Mr. Wicklund explained how the underlying zoning affects current zoning issues.

New Business

Comm. Reynolds stated the Township Board is discussing the budget for 2016. The hearing on the budget will be held February 8, 2016. Chairman Asselmeier will contact the Township Clerk to determine how much money the Planning Commission has spent in this fiscal year so that the PC can determine how much money they may need during the next fiscal year. Comm. Reynolds also recommended the PC attend training to understand the township's budgeting process.

Old Business

None.

Adjournment

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