

ALAMO TOWNSHIP PLANNING COMMISSION MEETING  
HELD AT  
THE ALAMO TOWNSHIP FIRE BARN  
7840 N. 6<sup>TH</sup> ST.  
KALAMAZOO, MI 49009  
September 6, 2016

**Meeting Called to Order:** Chairman Patrick Studabaker called the meeting to order with the Pledge of Allegiance at 7:01PM.

**Roll Call of Commissioners:** Chairman Patrick Studabaker, Vice Chair Pauline Keiser, Commissioner Dick Bennett, Commissioner John Kennedy, Commissioner Don Porter, Commissioner David Veenstra, and Secretary Belden Smith. All present.

**Others Present:** Zoning Board of Appeals Chair Alan Sweitzer

**Approval of Meeting Minutes:** P. Keiser motioned to approve the minutes of August 2, 2016. D. Veenstra supported the motion. The motion was carried by voice vote, without objection.

**PUBLIC HEARING:**

Chair Studabaker immediately opened the scheduled and noticed Public Hearing on changes to Section 8.1 - Parking of Motor Vehicles, and Section 8.10 - Site Plans, at 7:01 PM. All in attendance had been present for the several earlier meetings at which these changes were developed and drafted. Therefore, there was no discussion. **P. Studabaker made the motion to recommend the changes as noticed out to the Alamo Township Board of Trustees. The motion was supported by P. Keiser. The motion was carried by voice vote, without opposition.**  
**The Public Hearing was closed at 7:07 PM.**

**OLD BUSINESS:**

**Blight Ordinance Discussion:**

Commissioner Bennett expressed appreciation to chair Studabaker for his providing the commissioners by email, with copies of documents for review prior to the meeting, including copies of Township Ordinances 25-M Dangerous Buildings, and Ordinance 41-M Litter.

Returning to the discussion begun in August, it was felt that the title and referenced name of Ordinance 41-M should include some specific mention of blight, and that brought up the definition of the term. P. Keiser pointed out the distinction between the terms "Blight" and "Blighted Property" - Blighted Property being the preferred term as it is more specific to the subject being regulated, and is the term used in PA 344 of 1945. After some general discussion of blight, the district specific nature of the ordinance format, and the meaning of the term Nuisance, **P. Keiser made a motion to add "Property Blight/Litter" to Section 1- Title of Ordinance 41-M** so that it would read "This Ordinance shall be known and referred to as the Alamo Township Property Blight/Litter Ordinance:"

**Supported by B. Smith The motion was carried by voice vote, without opposition.**

PA 344 lists eight "criterion" any one of which may be sited to determine that a blighted condition exists. Section 1 - Regulations, of Ordinance 41-M, prohibits four (similar) property maintenance "conditions" to exist in the township. A discussion centered around a comparison of those criterion and those conditions ensued. However, this lead to wide ranging discussion and Chair Studabaker suggested that commissioners make this comparison themselves before next meeting, along with a further comparison of Alamo's Ordinance to those of other municipalities, looking for other language and regulations worthy of consideration for inclusion in a revised 41-M. Secretary Smith requested that, if possible suggested changes might be written out for specificity in submission to the commission and for accuracy of the minutes.

**New Business: C-2 -Commercial District - Special Exception Use (C) - 10% Storage**

Commissioners addressed an issue that seems to have come up several times recently, in different locations. That  
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being the limitation on outdoor storage associated with the grant of a special exception use of an industrial nature in that commercial district. (SEU (C) - Manufacturing, compounding, assembling, or treatment)

ZBA Chair Sweitzer reported to the commission on a recent decision from that body on this issue. They were able to partially accommodate a would-be property buyer of land in Township Section 21, by making a distinction between "storage" and "parking" thus partially alleviating his plans from the 10% limitation.

Discussion then questioned the difference between this requirement and the common practice of displaying goods outside a retail store (eg. Lawn and garden retail stores). And Commissioners focused in on the term "storage" and just what it means

**P. Studabaker made a motion to remove the language in SEU (c) between the ands; so that it would read "(C) Manufacturing, compounding, assembling, or treatment of articles or merchandise, where all work is carried on within an enclosed building, and where any outdoor storage is limited to not more than ten (10%) per cent of the lot area and is maintained within the rear yard area, and which does not emanate noise, vibration, odor, smoke, liquid wastes, or light to such an extent as to be objectionable to surrounding properties." The motion was supported by P. Keiser but was declared failed by the chair on a voice vote.**

**P. Studabaker then made a motion to modify the language in SEU (c) from 10% to 100%; so that it would read**

**(C) Manufacturing, compounding, assembling, or treatment of articles or merchandise, where all work is carried on within an enclosed building, and where any outdoor storage is limited to not more than one hundred (100%) per cent of the rear lot area excluding side yard and rear yard setback requirements, and is maintained within the rear yard area, and which does not emanate noise, vibration, odor, smoke, liquid wastes, or light to such an extent as to be objectionable to surrounding properties. The motion was supported by D. Veenstra. The motion was carried by voice vote, without opposition.**

**Citizen Comments:** no other citizens were present

**Commissioner Comments:**

**Adjourn:** J. Kennedy made a motion to adjourn the meeting. P. Keiser supported the motion. The motion was carried without objection. The meeting ended by 9:14 PM.

Respectfully submitted

Belden Smith, Secretary

Approved October 4, 2016