

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD JUNE 27, 2024**

Agenda

Public Hearing: Special Exception Use – Emergency Veterinary Care Centers Emergency Veterinary Care Centers is requesting special exception use approval to establish a veterinary emergency center in the building at 6289 West Main Street.

Public Hearing: Special Exception Use – B45 Academy B45 Academy is requesting special exception use approval to establish an indoor recreational facility within the existing building at 6255 Technology Drive.

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, June 27, 2024, commencing at 6:02 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Deb Everett, Vice Chair
 Zak Ford, Township Board Liaison
 Scott Makohn
 Alistair Smith
 Jeremiah Smith

MEMBERS ABSENT: Philip Doorlag, Chair
 Scot Jefferies

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Colten Hutson, Zoning Administrator; Jennifer Wood, Recording Secretary; and approximately 4 interested persons.

Call to Order and Pledge of Allegiance

Vice Chair Everett called the meeting to order at 6:02 p.m. Those in attendance joined in reciting the Pledge of Allegiance.

Approval of Agenda

Vice Chair Everett asked if there were any changes to the agenda. Hearing none, she let the agenda stand as published.

Public Comment on Non-Agenda Items

Vice Chair Everett asked if anyone present wished to speak on non-agenda items. Hearing none, she moved to the next agenda item.

Approval of the Minutes of the Meeting of June 18, 2024

Vice Chair Everett asked for additions, deletions, or corrections to the Minutes of the Meeting June 18, 2024.

Mr. Ford **made a motion** to approve the Minutes of the Meeting of June 18, 2024, as presented. Mr. Makohn **seconded the motion**. The **motion was approved** unanimously.

Public Hearing: Special Exception Use – Emergency Veterinary Care Centers

Mr. Hutson presented the staff report dated June 20, 2024, which is incorporated herein for special use by Emergency Veterinary Care Centers. Emergency Veterinary Care Centers is requesting special exception use approval to establish a veterinary clinic within a 4,172 square foot suite of an existing multi-tenant building located at 6289 West Main Street. The proposed veterinary clinic will serve as a 24-hour clinic to provide emergency medical care services primarily to cats and dogs. Mr. Hutson shared an aerial view of the property.

PROJECT SUMMARY:

The proposed veterinary clinic use is planned to be located within Hampton's Plaza, a multi-tenant commercial center on the south side of West Main Street between US-131 and N 9th Street. The veterinary clinic is seeking to occupy three vacant suites on the east end of the multitenant building. The tenant space will be 4,172 square feet in size. The proposed clinic will mainly be dedicated to exam rooms, treatment areas, pharmacy, and office space. There is also an enclosed area planned for on the south side of the building which will allow for the veterinary clinic's patients to utilize the restroom. The applicant has indicated that they will be providing medical services to their animals 24-hours per day year-round.

RECOMMENDATION:

Planning Department staff recommend the approval of the proposed special exception use for a veterinary clinic, with a gross square footage of 4,172 square feet, at 6289 West Main Street with the following conditions:

- 1) Building permits are obtained through the Oshtemo Township Building Department for any interior alterations proposed.
- 2) A sign permit application shall be submitted to the Township for review and approval if the applicant wishes to add any type of signage to the site.

Ms. Deana Scheidt, Director of Business Development from Emergency Veterinary Care Centers spoke on behalf of Emergency Veterinary Care Center. Ms. Scheidt confirmed the Emergency Veterinary Care Center will be open 24/7. She thanked the Commission for their consideration.

Mr. Smith **made a motion** to approve of the special use exception request for a veterinary clinic, with a gross square footage of 4,172 square feet, at 6289 West Main Street with the conditions listed in the staff recommendations:

- 1) Building permits are obtained through the Oshtemo Township Building Department for any interior alterations proposed.
- 2) A sign permit application shall be submitted to the Township for review and approval if the applicant wishes to add any type of signage to the site.

Mr. Ford **seconded the motion**. The **motion was approved** unanimously.

Public Hearing: Special Exception Use – B45 Academy

Mr. Hutson presented the staff report dated June 20, 2024, which is incorporated herein for special use by B45 Academy. B45 Academy is requesting special exception use approval to establish an indoor recreational facility within a vacant 12,500 square foot suite of an existing multi-tenant building located at 6255 Technology Avenue. The proposed indoor recreational use will serve as a baseball training facility for student athletes and youth. Mr. Hutson shared an aerial view of the property.

PROJECT SUMMARY:

The proposed baseball academy is planned to be located in an existing building on Technology Avenue within the Oshtemo Business Park, a condominium development east of S 9th Street and north of West N Avenue. The baseball academy is seeking to occupy a vacant suite on the north end of the multi-tenant building. The tenant space is 12,500 square feet in size and abuts the location of their current operation to the north. Expanding B45 Academy to the neighboring tenant space will provide the necessary room to successfully operate the business. Included with the use of an indoor recreational facility is also a chiropractor's office and an office space for physical therapy. The applicant has indicated that the accessory permitted uses will provide care to their customers and student athletes to assist with injury prevention and improve health.

RECOMMENDATION:

Planning Department staff recommend the approval of the proposed special exception use for B45 Academy, an indoor baseball training facility, to expand into the adjacent 12,500 square foot vacant tenant space at 6255 Technology Avenue with the following conditions:

- 1) Building permits are obtained through the Oshtemo Township Building Department for any interior alterations proposed.
- 2) If any changes to exterior site lighting are proposed, a lighting plan shall be submitted to the Planning Department for administrative review and approval.
- 3) A sign permit application shall be submitted to the Township for review and approval if the applicant wishes to add any type of signage to the site.

Mr. Pierre-Luc LaForest, owner of B45 Academy, thanked the Commission for their consideration.

Mr. Ford **made a motion** to approve the proposed special exception use for B45 Academy, an indoor baseball training facility, to expand into the adjacent 12,500 square foot vacant tenant space at 6255 Technology Avenue with the following staff recommendations:

- 1) Building permits are obtained through the Oshtemo Township Building Department for any interior alterations proposed.
- 2) If any changes to exterior site lighting are proposed, a lighting plan shall be submitted to the Planning Department for administrative review and approval.
- 3) A sign permit application shall be submitted to the Township for review and approval if the applicant wishes to add any type of signage to the site.

Mr. Makohn **seconded the motion**. The **motion was approved** unanimously.

Other Updates and Business

Vice Chair Everett called for other updates and business.

Ms. Stefforia highly recommended that anyone who did not attend the Oshtemo Township Board Meeting on Tuesday, June 25, watch the replay of this meeting to hear an update on the Master Plan provided by Ms. Suzanne Schultz from Progressive AE. This can be viewed on demand through the Public Media Network.

Ms. Stefforia requested that all of the Commissioners who have not yet filled out the request for information they have in front of them to please take a moment to do so. This will help craft a vision statement on inclusion in the Master Plan.

Ms. Stefforia shared with the Commission that the planning team was interviewed for the Michigan Planner magazine. The magazine has several informative articles on housing that may be of interest to the Commission, including some examples of items for the Township to consider next year. Ms. Stefforia also shared that she applied for a \$50,000 Housing Readiness grant from MSHDA. This grant does not have a matching requirement but will necessitate a review of Township zoning requirements.

There being no further business, the meeting was adjourned at 6:15 p.m.

Minutes Prepared: July 01, 2024

Minutes Approved: July 11, 2024