

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD JUNE 8, 2023

Agenda

PUBLIC HEARING: Article 58 Airport Zoning Ordinance

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, June 8, 2023, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Anna Versalle, Chair
Phil Doorlag
Deb Everett
Zak Ford, Township Board Liaison
Scot Jefferies
MEMBERS ABSENT: Micki Maxwell, Vice Chair
Alistair Smith

Also present: Iris Lubbert, Planning Director, James Porter, Attorney, Martha Coash, Recording Secretary and four guests.

Call to Order and Pledge of Allegiance

Chairperson Versalle called the meeting to order and invited those present to join in the Pledge of Allegiance.

Approval of Agenda

The Chair asked if there were any changes to the agenda. Hearing none, she moved to the next agenda item.

Public Comment on Non-Agenda Items

Mr. Curt Aardema, 4200 W. Centre Avenue, said he was present to listen and observe the zoning changes underway. He told the group that AVB has a couple of mixed use projects underway, one in downtown Kalamazoo including 101 apts. and one in Portage including 180. He said AVB is looking forward to when Oshtemo completes the zoning changes that would allow mixed use projects in the Township and noted the timing is right for such a project and they are anxious begin.

Approval of the Minutes of the Meeting of May 25, 2023

Chairperson Versalle asked if there were additions, deletions, or corrections to the Minutes of the Meeting of May 25, 2023.

Hearing none, she asked for a motion.

Mr. Ford **made a motion** to approve the Minutes of the Meeting of May 25, 2023 as presented. Mr. Doorlag **seconded the motion**. The **motion was approved** unanimously.

Chairperson Versalle moved to the next item on the agenda.

PUBLIC HEARING: Article 58 – Airport Zoning Ordinance

Attorney Porter presented and reviewed for Commissioners a new proposed Zoning Ordinance to protect the flight patterns and landing area of Newman's Field, a public use airport, as was described and discussed at the May 25 meeting. He noted it had been streamlined from the first draft and was limited in scope. The main focus is the two mile zone around the airport and mainly addresses height restrictions. He said there is no direct conflict with the zoning ordinance as the area is designated RR.

He explained any future concerns regarding the airport would be addressed first by the appropriate federal agencies before they would be brought to the Planning Commission, and that it was not likely there would be more than one application every five years regarding height limitations, but the ordinance was being suggested just to be on the safe side. He indicated there are no hard prohibitions included, but that the ordinance would provide an alert.

Attorney Porter said Mr. Mein has been talking to neighbors and noted it is important to have airports open and available for emergency services. The scope for potential use is much bigger than just residential use.

The Chair asked if the applicant wished to speak.

Mr. Bernie Mein said he was pleased to have worked with Attorney Porter on this issue. Airport users try not to impact neighbors as much as possible. He noted it is a public airport and they do get some transient traffic.

Ms. Dale Edwards, 173 S. Skyview, said he had been working with Mr. Mein and echoed the safety aspect of providing an ordinance to address height restrictions. He also indicated they are speaking with neighbors to inform them of this development.

Ms. Everett **made a motion** to forward the Airport Zoning Ordinance as proposed to the Township Board for approval. Chairperson Versalle **seconded the motion**. The **motion was approved** unanimously.

Chairperson Versalle moved to the next item on the agenda.

OTHER UPDATES AND BUSINESS

Ms. Lubbert explained there is no current maximum height restriction for single family homes or duplexes in the Township and that she is working on bringing a recommendation, likely for 35 or 40 feet, to the Commission for consideration at an upcoming meeting.

She also said she has been approached by commercial property owners regarding interest in allowing restaurant pick-up windows, different from drive throughs, in that one can order and pay prior to arrival. The time spent at the window is much shorter than a traditional drive-through. She asked if there was interest in having her pursue the request.

The general consensus was that it was worth pursuing, but not prior to addressing other higher priority items.

Chairperson Versalle told the group she will be getting married and moving to Germany in September. She will leave her position on the Planning Commission by the end of July, noting that it is an exciting, but bittersweet time for her.

Commissioners wished her luck but said she would be greatly missed.

Mr. Ford noted the seat on the Township Board vacated by new Township Supervisor Cheri Bell had been filled, but as a conflict was determined, the seat is now open again. The Township Board will address how to fill it at their next meeting.

ADJOURNMENT

With there being no further business to consider, Chairperson Versalle adjourned the meeting at approximately 6:28 p.m.

Minutes prepared:
June 9, 2023

Minutes approved:
June 22, 2023