

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION**

MINUTES OF A MEETING HELD MAY 12, 2022

Agenda

**PROJECT UPDATE AND DISCUSSION: 5G WIRELESS ORDINANCE REVISIONS
(MCKENNA)**

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, May 12, 2022, commencing at approximately 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Bruce VanderWeele, Chair
 Micki Maxwell, Vice Chair
 Kizzy Bradford
 Deb Everett
 Alistair Smith
 Anna Versalle
MEMBER ABSENT: Chetan Vyas

Also present were Colten Hutson, Zoning Administrator, James Porter, Township Attorney, Martha Coash, Recording Secretary.

Three guests were also in attendance: Kyle Mucha and Paul Lippens of McKenna, and Curt Aardema of AVB.

Call to Order and Pledge of Allegiance

Chairperson VanderWeele called the meeting to order at approximately 6:00 p.m. and those in attendance joined in reciting the Pledge of Allegiance.

Approval of Agenda

The Chair asked if there were any changes to the agenda. Hearing none, he let the agenda stand as published.

Approval of the Minutes of the Meeting of April 28, 2022

Chairperson VanderWeele asked if there were additions, deletions, or corrections to the Minutes of the Meeting of April 28, 2022. Hearing none, he asked for a motion.

Ms. Versalle **made a motion** to approve the Minutes of the Meeting of April 28, 2022, as presented. Ms. Everett **seconded the motion**. The **motion was approved unanimously**.

PUBLIC COMMENT ON NON-AGENDA ITEMS

The Chair asked if anyone cared to comment on a non-agenda item.

Mr. Curt Aardema of AVB said the time spent and support at the last meeting regarding the Maple Hill Sub Area Plan Overlay Zone process was appreciated. He reviewed the history of the project that began in 2017. AVB feels the process should be public and should involve the neighborhood as well as the Planning Commission. After the last meeting he reached out to the Planning staff who advised discussion at a public meeting, which is why he was attending this meeting.

He felt the document is 80% complete and that it addressed a lot of issues and components already discussed in depth as well as a lot of concerns expressed at last month's meeting. Tens of thousands of dollars have been spent to put the package together. He thanked the Commission for their time and help.

Chairperson VanderWeele said he appreciated the resolution the Commission passed at the last meeting to make completion of the Maple Hill Sub Area Overlay Zone the number one priority for the Planning Department. He noted the level of public concern over traffic expressed by members of the public, and felt a traffic study may need to be done.

Mr. Aardema said RS Engineering, a professional traffic consultant, is working with the Michigan Department of Transportation (MDOT) to guide that process and they want to do a traffic study when appropriate. He noted MDOT is working on the West Main corridor from Drake to 131 and that an access road to the Prairies would need to integrate with the MDOT plan.

Chairperson VanderWeele thanked Mr. Aardema for his comments and moved to the next agenda item.

PROJECT UPDATE AND DISCUSSION: 5G WIRELESS ORDINANCE REVISIONS (MCKENNA)

Mr. Kyle Mucha and Mr. Christopher Khorey of McKenna provided a project update on the 5G Wireless Ordinance Revisions for consideration and discussion including how they were developed and shared analysis maps of wireless facilities and internet download speeds as well as proposed revisions to article 49. The next steps to be taken include a survey for the public. He described the draft survey to be sent to the community and how it would be distributed to Oshtemo residents. The survey will be set

to launch within days with a close date of June 17th. Following public response, a draft of the Wireless Ordinance and Broadband policy will be completed and made available for consideration by the Planning Commission.

They answered questions from Commissioners regarding 1) colocations which may be used for providers to share in order to diminish the visual impact of structures; 2) possible federal and state funding that may be available; 3) the size of distribution antenna systems (DSA) which will be incorporated into the ordinance and noted different aesthetics and standards for those vs. large cell towers. It was noted that towers 200 feet in height require a light on top, so most likely those utilized will be a maximum of 198 feet tall.

Attorney Porter noted PA 365 enacted recently provides very limited authority to local governmental units for control in Rights of Way, but we can plan ahead as much as possible. McKenna will try to incorporate some limitations for non-motorized pathways and sidewalks in the revised ordinance.

Mr. Mucha said the small DSAs will be utilized in addition to the larger towers to reduce demand on the larger towers. The survey will be used to identify how residents feel about their current service. Quality of service is the issue; speed drops in areas west and north in the Township. He indicated they would send/make surveys available in a number of ways to assure as much participation as possible to determine the quality of service residents feel they receive. He felt they would be hard pressed to find anyone who does not think they would like better service. Improved service has been ramped up especially after Covid has exposed such a lack of service. There is a federal push for broadband for rural areas.

Chairperson VanderWeele thanked Mr. Mucha and Mr. Khorey for their presentation and moved to the next agenda item.

OTHER UPDATES AND BUSINESS

There were no updates or other business to consider.

ADJOURNMENT

Chairperson VanderWeele adjourned the meeting at approximately 6:35 p.m.

Minutes prepared:
May 13, 2022

Minutes approved:
May 26, 2022