

**OSHTEMO CHARTER TOWNSHIP
PLANNING COMMISSION
MINUTES OF A MEETING HELD MAY 28, 2026**

AGENDA

PUBLIC HEARING: MICHIGAN HOUSING PARTNERSHIP

A meeting of the Oshtemo Charter Township Planning Commission was held Thursday, May 28, 2026, commencing at 6:00 p.m. at the Oshtemo Township Hall, 7275 West Main Street.

MEMBERS PRESENT: Michael Chapman, Township Board Liaison
Deb Everett, Vice Chair
Scot Jefferies
Alistair Smith, Chair
Jeremiah Smith (arrived 6:06 p.m.)
Ron Ver Planck

MEMBERS ABSENT: Grace Engels

Also present were Jodi Stefforia, Planning Director; James Porter, Township Attorney; Leeanna Harris, Planning and Zoning Administrator; Colten Hutson, Zoning Administrator; Jennifer Wood, Recording Secretary; and approximately 13 members of the public.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

At 6:00 p.m., Chair A. Smith called the meeting to order. Those in attendance joined in reciting the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair A. Smith introduced the agenda and asked if there were any additions or modifications. There were none.

Trustee Chapman made a motion to approve the agenda as presented. Commissioner Jefferies supported the motion. The motion passed unanimously.

APPROVAL OF THE MINUTES FROM THE MEETING OF MAY 14, 2026

Chair A. Smith asked if there were any additions, deletions, or corrections to the minutes of the May 14, 2026, meeting. There were none.

Trustee Chapman made a motion to approve the Minutes of the May 14, 2026, meeting as presented. Vice Chair Everett supported the motion. The motion passed unanimously.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Chair A. Smith opened the floor for public comments on non-agenda items, reminding speakers of the four-minute time limit. Three individuals spoke. One questioned when a small business is no longer considered small, another discussed the energy ordinance, and the third expressed opposition to battery energy storage systems.

Chair A. Smith closed public comments.

PUBLIC HEARING: MICHIGAN HOUSING PARTNERSHIP (6000 BLOCK OF PARKVIEW AVE, PARCEL 05-35-230-016)

Mr. Hutson presented the staff memo dated May 20, 2026, regarding a request for rezoning from Michigan Housing Partnership, LLC, on behalf of the property owners, Lewis and Cheryl Buell, to rezone 38.53 acres of land in the 6000 block of Parkview Avenue from C: Local Business District and R-5: Residence District to R-4: Residence District.

Mr. Hutson reviewed the generally recognized rezoning criteria, including consistency with the 2045 Oshtemo Comprehensive Plan, surrounding zoning classifications, established land use patterns, infrastructure availability, reasonable use of the property under current zoning, and potential impacts on surrounding properties. Mr. Hutson explained that the request would align the property with nearby residential zoning, provide additional housing development opportunities, and be compatible with existing medium and high-density residential uses in the area. He concluded that the proposed rezoning was consistent with the Comprehensive Plan and surrounding development patterns.

Mr. Mike West, representing Michigan Housing Partnership, LLC, stated that they intend to develop a residential neighborhood on the property to help address local housing needs. He explained that the development is anticipated to consist primarily of single-family homes with a variety of housing styles and sizes, ranging from approximately 1,100-square-foot ranch homes to larger four-bedroom residences. Mr. West noted that attached housing options were also being considered, although duplexes and triplexes were not currently proposed. He indicated that detailed development plans would be presented during a future site plan review process if the rezoning request is approved.

Chair A. Smith opened public comment on the public hearing and reminded speakers of the four-minute time limit. Two members of the public came forward to speak. Comments focused primarily on traffic, roadway conditions, public safety, and potential impacts to water and sewer infrastructure.

Chair A. Smith closed public comment.

Commissioners asked questions regarding the commercially zoned portion of the property that would remain unchanged, future access to the proposed development, and the range of uses permitted within the R-4 District. Staff explained that the retained commercial acreage includes an irrigation well serving adjacent farmland and may be reserved for future commercial development. Mr. West stated that preliminary discussions had occurred with Township staff

regarding access and that additional options were being explored, including potential emergency vehicle connections through adjacent developments or nearby properties. Commissioners were reminded that consideration of the rezoning request must be based on all uses permitted within the R-4 District, rather than solely on the applicant's current development concept. Discussion noted that the R-4 District permits a broader range of residential uses than the existing R-5 District, including single-family homes, duplexes, planned unit developments, multifamily housing, and senior housing options.

Commissioners also discussed public concerns related to traffic, roadway capacity, and the potential future extension of Atlantic Avenue. Staff noted that transportation planning efforts for the area remain under study and that traffic circulation, utility infrastructure, and access considerations would be evaluated during any future site plan review process. Some discussion occurred regarding the potential loss of future manufactured housing opportunities currently permitted under the R-5 District; however, Commissioners acknowledged that the proposed rezoning would provide additional housing flexibility while remaining generally consistent with the Township's Comprehensive Plan, surrounding zoning classifications, and established development patterns.

Commissioner Jefferies **made a motion** to recommend to the Township Board that the request be approved to rezone approximately 38.53 acres located in the 6000 block of Parkview Avenue (Parcel No. 05-35-230-016) from the R-5: Residence District and C: Local Business District to the R-4: Residence District, with approximately 1.24 acres in the northeast corner of the property remaining zoned C: Local Business District. Trustee Chapman **seconded the motion**. The **motion passed** unanimously.

PUBLIC COMMENT

Chair A. Smith opened public comments, reminding speakers of the four-minute time limit for public comment. No members of the public came forward to speak.

Chair A. Smith closed public comments.

OTHER UPDATES AND BUSINESS

Ms. Stefforia provided an update on the draft Energy Systems Ordinance, noting that staff hopes to present a draft to the Planning Commission next month. She explained that staff is coordinating with the consultant to review and discuss recommended language reflecting best practices before bringing the updated draft forward for consideration.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:42 p.m.

Minutes Prepared: May 28, 2026

Minutes Approved: June 25, 2026