

ONEIDA CHARTER TOWSHIP PLANNING COMMISSION

NOVEMBER 3, 2021

AT 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS SCHERER, WALTERS, GREEN, SCHROEDER AND HAFNER.

EXCUSED: DEMBOWSKI

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, REBECCA SMYKA, PHIL SMYKA, MELISSA WYATT, ROBERT DRYSDALE, EVAN OUDERKIRK, MR. PIGGOTT FROM ROWE AND JAN SCHULTZ.

1. Call to Order
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of September 7, 2021: Motion to approve the Minutes was made by Chairman Kilgore and supported by Mr. Green with corrections. Motion Carried.
5. Public Comment, there was none.
6. Public Hearing for application for Special Land Use for Veterinary Clinic, relocation of Hartel Veterinary Hospital, located at 11966 Sweetwater Drive.

Chairman Kilgore asked Mr. Smyka to explain their request for Special Land Use. Mr. Smyka explained that there is no where for them to expand the current building and they want to grow and serve the growing community. When this building came up and it was economically feasible, they decided it would allow them to provide the necessary care to the area. Mr. Green noted the lot size being less than one acre and Mrs. Scherer noted that the Zoning Ordinance needed work in the area of overnight care for veterinary clinics.

Dr. Ouderkirk said that he and Dr. Stevenson who have a building in the same area were concerned about traffic and entrances and exits. Mr. Green noted that this had been checked when the Day Care had moved into the same building. Zoning Administrator Goschka addressed the back 66-foot easement. Mr. Smyka said they wanted to be good neighbors and would have helped with the parking lot. Mr. Hafner asked what their time line was to occupy the building. Mr. Smyka said they hoped to be in by 2023. Mr. Hafner asked if they were purchasing the building. Mr. Smyka said that they were. Mr. Walters told the applicants that the Planning Commission recommends to the Township Board who makes the final decision.

Mr. Green asked about fencing. Mr. Smyka said they would comply with whatever the Planning Commission required. Dr. Drysdale said they are concerned about the safety of the animals and Dr. Wyatt said they always have 2 doors between the animals and the outside. Mr. Smyka discussed vinyl fencing and chain-link fencing. Zoning Administrator Goschka clarified that the fenced area would be a small area.

After all discussion, Motion was made by Mr. Green to recommend approval of the request of the applicant Spotted Dog LLC with the condition that there be a fenced area for walking. Motion was supported by Mrs. Schroeder. Motion Carried.

7. Pre-Public Hearing Draft 6 Master Plan for recommendation to Board of Trustees to authorize public hearing.

Mr. Piggott referred the Commission to the page on Housing Affordability Page 2-13. He had revised the paragraph at the bottom of the page. He discussed the status in Oneida Township. He said to look at the 2 graphs and compare owner occupied homes vs rental homes. He read the corrected text which is attached to these minutes. The Commission felt that it was clearer.

Mr. Piggott discussed the changes as presented by Mrs. Dembowski as follows. (See attached sheet.)

Mr. Piggott addressed the issue of topography from the document with the red bold corrections. He discussed manufactured housing and noted that this had already been addressed. He clarified the difference between 10 acres vs 40 acres question.

Mr. Piggott addressed page 8-8 Zoning Plan Paragraph. He said the zoning plan is required by the Michigan Planning Enabling Act. He discussed the maps on page 3-6 the future land use map and the existing use map and noted that they will be printed the same size (11 x 14").

Mr. Piggott discussed removing the strategic implementation plan table. He discussed how it was a good tool for planning. Chairman Kilgore commented that the Commission had discussed doing it separately.

Chairman Kilgore asked if anyone had any other corrections. Mr. Green discussed golf courses private and public. He also had questions regarding page 8-2 in item 2. c. ii. He thought the wording should be (between its intersection with Hartel and Royston Road). Page 8-3 very top of page item ii change the word side to (sides) and 8-3 Manufactured Housing Development, a. Purpose, change the word develop to (development.) Page 8-4 uses and density, there was discussion to change Zoning Ordinance and Master Plan Local Business lot size frontage from 100 to 50 feet. Mr. Piggott thought it could be done on the chart found on page 8.9 under changes proposed for B-1 and B-2. (Review minimum lot width) will be added on page 8.9, B-1 and B-2 under Changes Proposed boxes.

Chairman Kilgore asked if on page 2-3, table 2-1, there should be a % mark after (0.8) in the first line of Oneida Township. He also thought that the word (and) should be deleted between Oneida Woods and Brookshire in the third sentence of the last paragraph on page 5-1.

Mr. Piggott apologized about prior drafts. He hoped that with these corrections the Commission could look at the Plan and say this is now right, and we can really see this working for our Township.

Zoning Administrator Goschka asked Mr. Piggott for assistance on how to manage the implementation plan so it doesn't get lost. Mr. Piggott said the Planning Commission is required to do an annual report. It can be included in annual the report and become a part of the 5-year update plan. Then it will remind the Commission of the 5-year required update.

Zoning Administrator Goschka said the Planning Commission doesn't currently do an annual report. Mr. Piggott said it is a good way of documenting things accomplished, lessons learned and changes to make in the coming year. He recommended doing an annual report at the end of 2022 after the new Master Plan has been adopted.

Chairman Kilgore asked what the next step was to finish the Master Plan. Mr. Piggott said he would forward the corrected final Draft to Melissa and she could get it scheduled for review by the Township Board and they can then set a date for the public hearing to be held by the Planning Commission. The Public Hearing can't be held until 63 days after all surrounding jurisdictions are notified, Rowe will notify them. After the Public Hearing the Plan can be approved by the Township Board

Zoning Administrator Goschka said as the Township Meeting is just next week, she will have the Final Draft on the Agenda for the December Meeting for the Board to review. Mr. Piggott said that should make the Public Hearing date at the Planning Commission in March of 2022. Mr. Piggott asked if we would like him to be present at the December Township Board Meeting. We will ask the Board at the November meeting and let him know.

After all discussion, Motion was made by Chairman Kilgore and supported by Mr. Hafner to submit the Draft to the Township Board for review so they can set a date for the Public Hearing at the Planning Commission. Motion Carried.

8. Public Comment: There was none.
9. Any Other Business:
10. Adjourn Meeting: Meeting was adjourned at 8:24 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:

Mr. Justin Kilgore, Chairman

From: Doug Piggott <DPiggott@rowepsc.com>
Sent: Tuesday, October 26, 2021 2:51 PM
To: Melissa Goschka <MGoschka@oneidatownship.org>
Subject: RE: [EXTERNAL]: RE: [EXTERNAL]: FW: Edits for 10-2021 Draft

Melissa:

See the comments in **red bold**

Page iv: Appendices

Page numbers on the index page do not match the actual pages for the Appendices. Example: Appendix A starts on page A-I, Appendix B starts on B-I, Appendix C starts on C-I - **will revise**

Page 2-5: Figure 2-5

High school graduated should be graduate – **will revise**

Graduate or proessional degree should be professional – **will revise**

Page 2-13: Please see attached comments from the 7-2021 and 10-2021 drafts

The tables and figures do not compare properly with the paragraphs. This page is very confusing and the comment was made that if someone asked us to explain this page – we could not do it.

Can you please look this page over and help make it more understandable and make sure that the analysis matches throughout? – **Will provide a revised analysis**

Map 3-6: Can we make this a fold out similar to the map 8-1? These two maps would likely be compared (Existing to Future), and it would be nice to have them be the same size and rotated the same way. - **Map on page 3-6 is already 11 x 17**

Map 4-9: Question: Is this the most updated topography map? Likely the topography of the land does not change but the technology for calculating is much better than the one from 2002 and the quality of the map would be better. – **Correct, topo does not change. This is the map from the previous plan. Where there is no change such as topo or wetland it was not our intention to recreate a map.**

Page 8-4: Manufactured Housing Development: Top of page, iii. Parcels of at least 40 acres in size. Page 8-8 Minimum of 10 acres (this Planning Commission member is new to the Planning Commission) I know we talked about this difference before, but can you elaborate on this again please? I know that we spoke with our attorney and decided to keep the MHD district but to not include a location on the FLU Map. Just more of a question of the 40 acres versus 10 acres. – **We can discuss this at the meeting.**

Page 8-8: Zoning Plan paragraph. Again, one of our new Planning Commission members read through the Michigan Planning Enabling Act and could not find where this requirement was mentioned. It is maybe implied? This section has been an issue for a couple of the members. I know that we had it in our previous plan. The other issue that comes up on these pages often that you had addressed was the

different district names between existing and future. Ex: A-1 Agricultural and AG Agriculture, R-1A One Family Low Residential and LDR Single-Family, Low Density Residential...

Michigan Planning Enabling Act

Sec 33 (2) (d) For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

Page 9-3: e. Adjacent Planning and Zoning

Line 4, Remove (,) between jurisdictions & and - **will revise**