

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD

SEPTEMBER 1, 2020

AT 7:00 P.M.

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

MEMBERS EXCUSED: KUHLMAN

OTHERS PRESENT: SUPERVISOR COOLEY, ZONING ADMINISTRATOR GOSCHKA, TRUSTEE SCHULTZ, APPLICANT CHAMBERLIN REQUESTING SPECIAL LAND USE PERMIT AND HIS ENGINEERS.

1. Call to Order by Chairman Kilgore at 7:00 p.m.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of July 7, 2020. Motion to approve was made by Chairman Kilgore and supported by Mr. Green. Motion Carried after discussion.
5. Public Comment: There was none.
6. Public Hearing at 7:00 p.m. Petition for a Special Land Use Permit by Mr. Chamberlin for the property located at 3621 Jefferson Hwy. to allow a Commercial Warehouse Storage Facility. (Mini Storage}

Chairman Kilgore asked Mr. Chamberlin to discuss his request with the Board. Mr. Chamberlin said he had been on the property since childhood and his parents had built many riverboats for the Lansing and Grand Ledge Area. He was now in charge of the company and looking for ways to clean up the site and replace some of the older buildings with storage buildings. He would like to build one building and the detention basin in phase one and at a later date add phase two, which would be three more buildings.

He discussed the water problem in the back corner of the property and the fact that the west driveway floods. He will put in a detention pond, and he hopes to connect to a drain on the west side of Lawson Road to relieve this problem. He introduced his engineering firm representatives, who said the Road Commission and Drain Commission would be contacted and the proper permits would be gotten.

Mr. Green wanted to be sure that Mr. Chamberlin got a written easement from the neighbor across Lawson Road and the approval of the Road Commission and Drain Commission.

Mr. Chamberlin said he would get a written easement from the neighbor and that The Eaton County Road Commission will be contacted for approval of the road crossing as will the Eaton County Drain Commission to get approval to hook to the existing drain in that area. Mr. Green noted that the water will drain into the railroad property. Mr. Chamberlin said the outlet behind the junk yard is already an Eaton County Drain Easement. The drain will have to be upgraded. Mr. Chamberlin said he wanted to get Township approval before working with the Road Commission and the Drain Commission any further. They have been in contact some.

Zoning Administrator Goschka noted that she had notified everyone within 300 feet of this request.

Chairman Kilgore asked if there were any more questions. There were none. Chairman Kilgore made a motion to recommend approval of the Request for Special Land Use Permit to allow a Commercial Warehouse Storage Facility at 3621 Jefferson Hwy as request by Mr. Chamberlin. Motion was supported by Mrs. Schroeder. Mr. Green asked that the motion include the requirement of approval from the Eaton County Road Commission and the Eaton County Drain Commission. Motion Carried with the inclusion.

Mr. Stahelin asked if there was a gravel parking lot at the site. Mr. Chamberlin said essentially yes. Mr. Stahelin asked if there were plans to improve it. Mr. Chamberlin said yes, he is planning a mill tailing drive way.

Zoning Administrator Goschka told Mr. Chamberlin that the request would be on the Agenda for the Township Meeting the following Tuesday and they would make the final decision. Chairman Kilgore told those present that they were welcome to stay.

7. Master Plan Board Discussion: Chairman Kilgore updated everyone on the process of initiating a new Master Plan. The Board had reviewed the Boards to be presented at the open house prior to the meeting and had some items of concern. Mr. Walters said his had been addressed the set back should be 75 feet not 74 feet for large solar.

Chairman Kilgore called on Mrs. Scherer to discuss her concerns. She felt that the Boards portrayed a negative image of the Township. She discussed the Farmland Preservation and the impact of urban sprawl, and increasing conflict between farms and nonfarm uses. She also discussed the Intergovernmental Section which points out that we do not work with the surrounding areas and do not include our citizens, and several other items.

Mr. Walters felt that Mr. Piggott was just listing all the ways to protect the rural character for discussion and the ways to work with the surrounding areas also.

Mrs. Schroeder felt that there was too much stuff and that she would just walk away due to that fact. Mr. Walters said he did not feel qualified to discuss the topics listed with the public. He asked if Rowe would be present to assist. He asked the purpose of the open house.

Zoning Administrator Goschka said that they would have several Representatives present at the Open House. She noted that the Township did not use the Quarter/Quarter Land Division, they use the Enabling Act. She also said that she could contact Mr. Piggott and set up another meeting for discussion on the Boards.

Mrs. Schultz said it had been her experience at the time of the last master plan planning sessions that residents did not turn out for Meetings and if they did, they had one main concern which was preserving the rural character of the Township. Mr. Chamberlin who was present agreed. He said he had moved out of the city closer to Benton Township to stay in a rural area.

Mr. Walters felt that most of the items on the first page belonged in the Zoning Ordinance not in the Master Plan.

Zoning Administrator Goschka will contact Mr. Piggott about a date in September to address the questions about verbiage and clear up what is meant by some of the items.

8. Public Comment: Mr. Green wanted to get the opinion of those present on the roundabout on M-43 proposed by Grand Ledge Public Schools. He did not feel that it was safe for big trucks and farm equipment as well as young drivers. He felt that an indirect left turn would be much safer and there is room there to construct one. He also noted that the detour while it was being constructed would be a problem as Saginaw Hwy. was a class B road and does not allow heavy trucks. There would be the same problems with St. Joe and Mt. Hope Hwys. He explained that the location would be right near the bridge at Timber Creek. There was discussion on why the roundabout was necessary, it was thought that they want to keep the school traffic off Jenne Street and Timber Creek area.

No one was in favor of the roundabout. Mr. Green explained that the matter was being reviewed at present and he hoped they would use the indirect left turn alternative. Everyone thought that was a better idea.

9. Any Other Business: There was none.
10. Chairman Kilgore adjourned the Meeting at 8:07 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Melissa Goschka.

APPROVED:

Mr. Justin Kilgore, Chairman