

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD JOINT MEETING

MINUTES OF MEETING HELD

MARCH 18, 2021

AT 7:00 P.M.

**PLANNING COMMISSION MEMBERS PRESENT: CHAIRMAN KILGORE, SCHROEDER, GREEN, KUHLMAN,
AND WALTERS**

**TOWNSHIP BOARD MEMBERS PRESENT: CLERK KILGORE, TREASURER GOSCHKA, TRUSTEES ARNDT,
GREEN AND SCHULTZ.**

PRESENT: MR. PIGGOTT ROWE REPRESENTATIVE

1. Meeting was called 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 March 2, 2021 approved as presented in a Motion made by Chairman Kilgore and supported by Mrs. Schroeder. Motion Carried.
5. Public Comment: There was none.
6. Set Public Hearing for Zoning Ordinance Amendment recommendations for the regular Planning Commission Meeting on April 6, 2021 at 7:00 p.m.
 - a. Places of Worship & Day Cares operated by Places of Worship
 - b. Small Solar Rooftop Setbacks

Motion to set the date for the Public Hearing for April 6, 2021 was made by Chairman Kilgore and supported by Mrs. Schroeder. Motion Carried.

7. Master Plan:
 - a. Review Open House Survey Results: Mr. Piggott reviewed the Survey Results.

He noted that attendance at the Open House was not what they had hoped, it was around 30 people, and as expected the general consensus of those who took the survey was that the Township should protect farm land and the rural character of the Township. He discussed large lot development and Chairman Kilgore asked which is the most effective way to preserve the rural character. Mr. Piggott said that he felt that quarter quarter or the cluster were the best ways to protect the rural character. Residents felt that it was not very important to increase Residential Growth or Commercial Growth in the Township.

Residents did feel that it was very important to be sure that there were utilities available for Developers before approving development.

They did not feel that non-motorized transportation was very important. Mr. Green pointed out that it was necessary to have it in the Master Plan so the Township could apply for grants to construct them. Mr. Piggott said this was true. Mr. Green said there had been discussion on eventually having a path to connect to Fitzgerald Park and extending the side walk from Meijer to the west.

Residents were not supportive of Wind Farms or Solar Farms. They did support individual family solar use.

They were highly supportive of inter-governmental cooperation and the protection of natural features.

Mr. Piggott discussed the comments of those who took the survey and they will be sent to Commission Members.

Next Mr. Piggott reviewed the Draft Future Land Use Plan. He noted that each classification had the same list Purpose, Uses and Density, and Location Criteria. He reviewed each classification with the Commission and he noted that currently the Township requires one acre as a minimum lot size, he wondered if it might be a good idea to change that to two acres. Mr. Green felt that it would be because if there was a need for septic field re-location it would take two acres. Mr. Piggott discussed 5 and 10 acres also.

Mr. Piggott discussed the R-1A District and thought it might cause a conflict with the Right to Farm Act. Due to the fact that it is an Agricultural District. He wondered if the Commission would want to eliminate R-1A or just live with it.

He discussed Medium Density Residential and the current areas of R-1B and R-M1. He wondered if the Commission would want to keep both or use the Medium Density Residential. Chairman Kilgore asked why both were in the Ordinance. Mrs. Schultz said when the current Zoning Ordinance was done it was felt that they were used as step down zoning from multiple to residential. Mr. Green noted that the setback for R-1B and R-M1 were noticeably different. Chairman Kilgore asked the Commission Members if they wanted to keep both and they did.

Mr. Piggott discussed Manufactured Home Parks and noted that there is no area for them in the future land use map or in the Master Plan. He suggested that R-4 be added to the Master Plan as a zoning classification for Manufactured Home Parks. Chairman Kilgore asked Commission Members if they would like to add this to the Master Plan and Ordinance. It was decided that they would.

Mr. Piggott suggested that the Township Attorney be contacted as to whether or not it would be a problem not to show a specific area on the future land use map for manufactured home parks.

Mr. Piggott said B-1 and M-1 zoning classifications were pretty much the same. But he felt that F-1 was not really needed as it addressed FEMA and the Floodplain and it is already covered in the Building Code. There was discussion on the well site within the Township and where the overlay for the well head is and adding it to the map. Mr. Piggott said the zoning was fine it just needed to be added to the Master Plan and future land use map.

Next, Mr. Piggott discussed inconsistencies for the Zoning Map and adding to the Industrial Area off M-43. It needs to be increased to the north to the railroad tracks and to the west to the Golf Course. He also discussed the proposed commercial area on M -100 from M-43 to St. Joe. Hwy. He reviewed the other changes to the Zoning Ordinance found on page 10 of the Future Land Use Plan.

Next Mr. Piggott reviewed the Implementation Plan. He discussed the Annual Report that the Planning Commission makes to the Township Board and the Five-Year Review and Update that is required for the Master Plan. He will send examples of these along to the Commission.

Mr. Green discussed the need to wait one year before re-application for Special Use Permits and wondered if it should also be required for re-zoning. It was felt that this was not necessary.

Chairman Kilgore discouraged Rowe’s use of the words “encouragement of new residential development” and discussed the Implementation Plan as well as the corrections that need to be made.

Chairman Kilgore asked if there were any questions. Mr. Walters asked about future land use maps of the surrounding areas, he thought they could be included in our Master Plan and be of help. Mr. Piggott said this is sometimes done and he discussed the sizes of the maps for the Master Plan and said they would be in color and full page.

Mr. Piggott asked to come back to the May 4th Meeting as the April Meeting did not give him enough time to prepare. This was agreeable.

Chairman Kilgore and the Commission thanked Mr. Piggott for his presentation.

- 8. Public Comment: There was none.
- 9. Any Other Business: There was none.
- 10. Meeting was adjourned at 9:16 p.m.

Minutes Respectfully submitted by Zoning Administrator Goschka and Jan Schultz
APPROVED:



Mr. Justin Kilgore, Chairman



Mr. Donald Cooley, Supervisor