

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD

SEPTEMBER 22, 2020

AT 7:00 P.M.

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

MEMBERS EXCUSED: KUHLMAN AND WALTERS

OTHERS PRESENT: SUPERVISOR COOLEY, ZONING ADMINISTRATOR GOSCHKA, TRUSTEE SCHULTZ, AND MR. PIGGOTT OF ROWE PROFESSIONAL SERVICES.

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 September 1, 2020. Motion to approve was made by Mr. Green and supported by Mrs. Scherer. Motion Carried.
5. Public Comment: There was none.
6. Master Plan Open House Boards and Survey Questions Review with Rowe Professional Services. Mr. Piggott discussed the concerns of the Planning Commission about holding the Open House. He explained that the Covid-19 situation had made some changes in how an Open House could be held and noted that Caitlyn, one of their other Planners, had organized a plan of action for a Hybrid Open House which involved both virtual and actual attendance. This is largely needed due to the restriction on the number of people that can attend due to the Covid Restrictions.

He also said he would review the Boards so that everyone understands them and address the concerns of the Planning Commission. He said the intent was to show the Public what we are trying to gain and what the Master Plan should be. He said the Survey has broad guidelines and the Open House was to present to the Public the Strategies for implementation of the Master Plan. He discussed strategies for protecting Natural Features. He noted that some people who attend the Open House will only be interested in one or two items and then leave. They will not stay for the whole Meeting.

Chairman Kilgore asked if there would be copies of the Surveys available at the Open House. Mr. Piggott said that there would be.

Mr. Piggott said is protecting Natural Features important? Each Board explains priorities and how to implement them, and how to protect Natural Features, in other words how to accomplish the goals of the Boards. He explained that the Master Plan serves as a basis for the Zoning Ordinance. The Boards are strategies used to amend the Zoning Ordinance or establish a stand-alone Ordinance. This may result in changes to the Future Land Use Map.

Mr. Stahelin discussed having someone present at the Open House to answer questions from the public as he did not feel qualified in some areas. Mrs. Schroeder discussed there being too

much stuff or information and that she would just leave. Chairman Kilgore asked if what they were looking at was the actual size of the Boards. Mr. Piggott said yes, they were 24 inches by 36 inches. Mr. Piggott explained that usually at the Open House there would be a Planner near the Board Display to answer questions from the public. Mr. Piggott asked what occupancy was allowed in the building. Chairman Kilgore said 10 people. Mr. Piggott said usually they have 3 Planners present but due to Covid they now have only one. But even then, with the Planning Commission Members that would only allow about 5 people. They also can provide online service with a chat line. The Hybrid Open House would be mostly online.

Zoning Administrator Goschka said they could rotate Members and Tech People due to Covid. Mr. Piggott said that Caitlyn could practice a Virtual Open House with the Board prior to holding it and an e-mail could also be used to answer questions.

Chairman Kilgore asked if they used Zoom, Mr. Piggott said they use Microsoft Teams. People could log in here as well as in Flint. Rowe would be the presenters of the Open House. Chairman Kilgore asked how it would be advertised. Mr. Piggott said through e-mail which a person would receive the address to attend the Virtual Meeting.

Zoning Administrator Goschka asked if they would use postcards like the original Open House to those who want to attend. Mr. Piggott said that they would and provided an example of what they use to the members of the Planning Commission.

Getting back to the Boards, Mr. Piggott said they could be modified to be less busy and more clear cut. Boards are showing ways or strategies on how to correct or protect rural character and farmland.

Chairman Kilgore asked if there would be Boards at five different stations and if there would be tables and chairs to allow people to sit down and fill out the Survey. Mr. Piggott said that is how they do it.

Mrs. Scherer discussed the Residential and Commercial Board. The impressions drawn from it concerned her, such as promoting commercial growth on County Primary and Paved roads as shown on the map in red. She felt there were no plans at all to do this. Also Chairman Kilgore and Mrs. Scherer did not feel that there was a demand for commercial development. Chairman Kilgore said they could help with a change in verbiage to this section. There was discussion on where is an appropriate location for commercial development. Zoning Administrator Goschka suggested that it could be addressed as future development with a proper location. It was asked is there a demand for more commercial use in the Township. Only 2% felt there was on the Survey. Zoning Administrator Goschka noted that it could be addressed as (if there were a future need for commercial it would be in the proper areas which would be listed and with access to sanitary sewer and water.) And the red lines would be removed from the map.

Mrs. Scherer wondered why so much time on Alternative Energy, we have Ordinances for it in place. Zoning Administrator Goschka noted that the setback for Large Solar Energy System should be changed to 75 feet.

Mrs. Scherer noted on the Best Practices Board that Benton Township and Chester Township were both in Eaton County not Ionia County. Also, it was pointed out that Danby Township in Ionia County should be added. Mr. Piggott discussed the Strategies as listed and noted that the Township is doing a good job of meeting these requirements.

Mr. Stahelin asked if surrounding areas have a right to weigh in on the New Master Plan. Mr. Piggott said that they did, but the Township does not have to accept advice for changes from them but does have to record any response and put it in the Plan. The surrounding areas have 63 days to respond.

Mr. Piggott and the Commission reviewed Protecting Natural Resources Board. There were no changes there. Mr. Green asked if an Ordinance could be written to limit watering systems. Mr. Piggott said he did not believe it could be done.

The Commission and Mr. Piggott discussed when to hold the Open House. He explained that he would be unable to attend for a while due to health problems. But Caitlyn could handle it. After all discussion, it was decided that the Open House would be held in January due to the rush of the Election and the Holidays. Mr. Piggott will make necessary corrections that were decided at this meeting. The Commission will review them and the Survey.

Mrs. Scherer went back to Farmland Preservation/Protecting Rural Character. She was still uncomfortable with the wording. After discussion it was decided that the Heading Farmland Preservation would be moved to the right and Protecting Rural Character would be the heading on the left.

7. Public Comment: There was none.
8. Any Other Business: There was discussion on a blighted property on M-100 which was coming up for tax sale and on another property on M-100 which had a large number of vehicles on the site.
9. Meeting was adjourned at 8:35 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:

Mr. Justin Kilgore, Chairman