

ONEIDA CHARTER TOWNSHIP  
PLANNING COMMISSION MEETING

HELD

May 7, 2019

At 7:00 P.M.

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

OTHERS PRESENT: SUPERVISOR COOLEY, ZONING ADMINISTRATOR GOSCHKA, MR. LEO MAGUIRE, MR. RON MAGUIRE, AND RESIDENTS.

1. Meeting was called to order at 7:00 p.m., by Chairman Scherer.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, Chairman Scherer added Discussion on Chair and Vice Chair and Planning Commission Bylaws under No. 9.
4. Minutes of February 7, 2019 were approved as amended in a Motion made by Mr. Green and supported by Mr. Walters. Motion Carried.
5. Public Comment: There was none
6. Public Hearing. Rezoning Request by Mr. Ron Maguire and Mr. Leo Maguire for property located at 11559 Hartel Road.

Chairman Scherer asked Mr. Maguire to discuss his request for rezoning with the Board. Mr. Maguire said that he was requesting the same zoning as the surrounding property, B-2 General Business to allow construction of a Mini Storage Facility similar to the one he owns on West Jefferson St.

He said there would be three double sided buildings and 2 1/2 sided buildings. 72 doors. He was asked if there was need for water or sewer. He said there would be no facilities needed for the site but they were available in the area. Mr. Green asked about access from Independence Blvd. due to the traffic in the area. Mr. Maguire said it was a private drive so that would be difficult, and he needed the Hartel Road Address. He said there would be a deceleration lane and that MDOT had given approval for it.

Zoning Administrator Goschka, said the reason for the request to change from B1 to B-2 is that B-2 allows storage units with a Special Use Permit, where B-1 does not. She said there is very little difference between the two classifications and that the surrounding property had been rezoned to B-2 to allow the church at the site.

Chairman Scherer asked if there were any questions from those present. There were none. Mr. Kuhlman asked about Security for the site. Mr. Maguire said it would be fenced and lighted. Mr. Stahelin asked about the statement in the request of phase 1. Mr. Maguire said there were no plans at the present time for a phase 2. He was only using about ½ the property at the present time. Phase 2 would depend on supply and demand.

Mr. Leo Maguire stated that the request for rezoning was for the old brown house on the west side of Hartel Road. Mr. Ron Maguire said they would have the house torn down and the site cleaned up this summer.

Mr. Green was concerned about traffic. Mr. Kilgore asked about how much traffic the project would cause. Mr. Maguire said not much. People don't come once they store their things.

After all discussion, Motion was made by Mr. Green and supported by Mrs. Schroeder to recommend approval of the request for rezoning of the property at 11559 Hartel Road from B-1 to B-2. Motion Carried.

The next step for Mr. Maguire will be a Special Use Permit if the Board approves the rezoning.

7. Review of RFPs for Master Plan. Chairman Scherer asked if the Commission could have pay raises to cover the cost of printing and paper needed for the Planning Commission Paper Work. Or that copies of large documents be made by the Township and mailed to Board Members. Zoning Administrator Goschka said she would be happy to make copies and make them available to whom ever needed them.

Mr. Stahelin wondered if there was a desk available in the building so that members could stop in and review such documents. There is and also the conference room is available.

Zoning Administrator Goschka outlined the steps to get a new Master Plan in place. The Planning Commission would review the Plans available and send a recommendation to the Township Board and the Township Board would make the final approval. Then the Planning Commission would move ahead to revise the master plan and update the Zoning Ordinance. It would be nice to use the same Company for both.

Any questions that need to be answered by the Companies can be directed to the Zoning Administrator and she will act as the liaison between the Companies and the Members of the Planning Commission.

She is hoping for a recommendation by the June Meeting.

Mr. Walters discussed the two proposals, the one from CIB and the one from Rowe. One is for \$18,000 the other is for \$30,000. He felt the lesser one was not going to spend as much time as the more expensive one.

Zoning Administrator noted that all the companies have copies of our current Master Plan. Mr. Green felt that CIB was reinventing the Master Plan instead of revising it. He felt that we need to update the maps and the plan that we have now. Not write a new one.

Mr. Stahelin asked about the detail on interview of the residents. Mr. Green asked if they would use internet or paper. Zoning Administrator Goschka said she thought we would have to use both, as some house holds do not have internet.

Mrs. Schroeder asked what a Stake Holder was, it is a Resident. Supervisor Cooley said we had Public Meetings for the 2002 Master Plan and they were poorly attended.

There was discussion on the pricing of the proposals. Mr. Green noted that Rowe has update for Zoning Ordinance also. Mr. Stahelin asked how the survey worked. The Commission discussed this and who would fill it out and if only one member of a family would fill it out, and who that would be. Mr. Green noted that the Rowe proposal lists examples of what they have done in other areas starting on page 5.

8. Public Comment: Resident asked that the Board ask about everything and take nothing for granted.

9. Chair and Vice Chair, Chairman Scherer said that she wanted to step down and have Mr. Kilgore take the Chairman position and she would be the Vice Chairman. After discussion, Motion was made by Mr. Walters to amend last months election of officers and allow Mrs. Scherer to be Vice Chairman and Mr. Kilgore to be Chairman. Support was given by Mr. Stahelin. Motion Carried.

Chairman Scherer discussed the Planning Commission Bylaws and the fact that she would like to include that people who speak give their name and whether or not they are a resident. Zoning Administrator Goschka said that MTA, says the Commission can ask but cannot require people to give name or residency. And that Resident or not they are free to speak in an open meeting.

Zoning Administrator Goschka reminded the Board that the Special Use Permit for Mr. Maguire would be on the Agenda for the June Meeting.

After all discussion, Motion to adjourn was made by Mr. Kuhlman and supported by Mr. Green. Motion Carried. Meeting Adjourned.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:



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MRS. CAROL SCHERER, CHAIRMAN

