

ONEIDA CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

HELD

SEPTEMBER 3, 2019

At 7:00 P.M.

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

MEMBERS EXCUSED: CHRIS KUHLMAN

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

1. Meeting was called to order at 7:00 p.m., by Chairman Kilgore.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, 6a. discuss and set date for October Meeting with Mr. Piggott. Set a date for the Public Work Shop. 6b. Discussion on Survey Questions.
4. Minutes of August 22, 2019 were approved in a Motion made by Mr. Green and supported by Mrs. Scherer. Motion Carried.
5. Public Comment: There was none.
6. Public Hearing, Site Plan Review 11559 Hartel Road Parcel #030-014-200-095-00.

Zoning Administrator Goschka told the Board that the Site Plan had been available for review and the Plan was posted on the Board. She made note of the Drain Commission requirements having been met and the Agreement between Mr. Maguire and the Church to access the retention area located to the north of the site. Mr. Maguire said that the Church was working on completing the Agreement, they have to follow procedures. He noted that the drain at the back corner would go into the retention area and that there had never been water in the retention area. The Church has mowed it all year.

Mr. Maguire said he had the MDOT Permit for the drive. He discussed the height for the sign which is not to exceed 12 feet in height. Mr. Walters asked the time line for the development of the site. Mr. Maguire said the house would be gone by next week. The curb and gutter and paving will be done by November 15th and the buildings should be done January 1, 2020 thru January 30, 2020.

Mr. Green asked about the plan showing the fence going across the drive. Mr. Maguire said that was an error in the plan and there would be no gate. Mr. Green said he would like to see Evergreen Trees rather than what the Ordinance addressed as they would grow faster and be a better buffer. Mr. Maguire had no problem with using Evergreen Trees. Mr. Stahelin asked if the buildings would be on asphalt or concrete. Mr. Maguire said they would be on concrete.

Mr. Walters asked about development of the back property and if Mr. Maguire would be back when he decided to develop it. Mr. Maguire said he would be back when ready to do any further development.

Mr. Walters asked about the development as planned. Mr. Maguire said there would be 97 units, Five buildings, three full buildings and 2 halves. He said there would be lighting on the buildings and the buildings would be one story.

Mr. Stahelin asked if the drainage pond was for the 15 acres this side of Independence Village. Mr. Maguire said that it was.

After all discussion: Motion to recommend to the Township Board that the Site Plan be approved as it met the 19 requirements found on pages 16-3 and 16-4, with the addition of the requirement that the buffer to be Evergreen trees was made by Chairman Kilgore and supported by Mr. Green. Motion Carried.

6a. Discuss and set a date for the October Meeting with Mr. Piggott and the Public Workshop.

After discussion it was decided that the October Meeting with Mr. Piggott would be on October 14th at 7:00 p.m. and the Public Workshop would be held on October 28th at 7:00 p.m. It was also decided that the notice for the Public Workshop would be combined with the Survey and it would be a tri-fold mailing at a cost of 50 cents each. It was felt that this was the best way to get the information to the Residents. There will also be an internet survey available.

6b. Discussion on Survey Questions: The Commission Members had gotten their suggestions for additions and changes to the Survey to Zoning Administrator Goschka and she had compiled them for discussion. She felt that Section 8 should be moved to the beginning and that the wording should be changed to read (Are you currently a Resident of Oneida Township). And number 11. Should be changed to (What is your Age Group?). Mr. Walters felt that the demographics were typically at the end of a survey. It was decided that the wording would be changed but Section 8. And 11. Would be left at the end of the Survey.

Mrs. Scherer had suggested adding (work with the City of Grand Ledge for water and sewer to develop available Township Areas). And (work with Delta Township for water and sewer service to develop available Township Areas).

From the data collected by Zoning Administrator Goschka from the members of the Planning Commission, there was discussion on item Section 1. c. to have the word (changed) removed and the word (improved) put in its place. Also, that item h. should be removed.

There was discussion on Section 2. Item d. It was thought that the word (residential) should be removed so that it would read (Protecting farmland from development). Meaning all types of development.

Item q. was discussed and it was thought that (water and sewer) should be removed and (road maintenance, bike paths and Township Parks.) should be added.

Mr. Walters discussed adding a new section to address Solar and Wind Energy.

Mr. Kuhlman had some suggestions on Emergency Services within the Township. There was discussion on that topic.

Zoning Administrator Goschka discussed adding the number of children from the data collected from the Planning Commission Members. She noted that the suggestions discussed for change and the entire Survey will go to the Township Board for approval next Tuesday. September 10th.

There was no further discussion on the Survey. A Copy of the 2001 Survey is Attached to the

7. Public Comment: There was None.
8. Any Other Business: There was none.
9. Adjourn Meeting: Meeting was adjourned at 8:40 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka.

APPROVED:

A handwritten signature in black ink, appearing to read "Justin Kilgore", written over a horizontal line.

MR. JUSTIN KILGORE, CHAIRMAN

