

**ONEIDA CHARTER TOWSHIP PLANNING COMMISSION MEETING**

HELD JUNE 1, 2021

AT 7:00 P.M.

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

**EXCUSED: KUHLMAN, STAHELIN**

**OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, MS. HABBEN OF ROWE SERVICES, AND JAN SCHULTZ.**

1. Pledge of Allegiance was given.
2. Additions to the Agenda, there were none.
3. Additions to the Agenda
4. Minutes of May 4, 2021 were approved as amended in a Motion made by Mrs. Schroeder and supported by Chairman Kilgore. Motion Carried.
5. Public Comment: There was none.
6. Pre-Public Hearing Draft Master Plan with Rowe Professional Services – Chapter 9.  
Chairman Kilgore noted that Chapter 4 had been removed, making Chapter 9, now Chapter 8 in the latest draft. Ms. Habben said it would be fixed by the next hearing. The members of the Planning Commission want to see the next draft before it goes to the Township Board. Mrs. Schroeder was not pleased with the new draft; she discussed the page breaks and placement. Chairman Kilgore said he thought a lot of the problem stemmed from Rowe trying to show the changes. Maybe next time there could be a clean copy and a copy showing the changes.

Ms. Habben asked if the best way to proceed was to go cover to cover on the new draft. Chairman Kilgore discussed identifying the changes in an e-mail as was done this time. He thought it better to review Chapter 9 and then review the e-mails and Chapter 5. And make the necessary changes and corrections.

Ms. Habben started the discussion on the e-mails by noting that Coscarelli Park on page 5-5 was removed. Then moved on to Page 2-4: middle paragraph, discussing the large population ages 45 to 64 and indication of immediate or future needs for senior citizens such as retirement housing and health care facilities. (The members of the Commission did not feel that there was a great need for these and decided to strike the word immediate and leave future needs for senior citizens etc.) Mr. Green said he was not sure we could facilitate senior housing and Mrs. Scherer said she was not sure we wanted to get into the healthcare business.

The next topic for discussion was that throughout the document there are statements stating working with the City of Grand Ledge. The Commission felt that it would be better to change this to working with other governments or surrounding jurisdictions.

Next topic of discussion was on page 7-6 (8-6), 11.a. This section indicated only protection of the City of Grand Ledge Public Drinking Water. The Commission was concerned that we are not stating that we are protecting all drinking water including Township wells. It was decided to

remove the City of Grand Ledge from 11a. Zoning Administrator noted that the Township had belonged to the Greater Lansing Regional Water Shed in the past. She will check on the current status of that. The Commission felt that wellhead protection zone could be omitted.

The Next topic was Chapter 7 (8). Mrs. Scherer discussed Future Land Use Plan Classifications Chapter 7 (8). She noted that a lot of the uses mentioned in each class were only allowed under Special Land Use Permit in the Zoning Ordinance and felt that this would cause confusion and problems. There was also discussion by Mrs. Scherer and Mr. Walters and Mrs. Schroeder regarding the requirement that most of the classifications including Local Business and General Business be located on a highway or major road and that it has water and sewer and be near or adjacent to the City of Grand Ledge. Some Commission Members felt that this chapter should be removed.

Ms. Habben asked if the Commission wanted to name roads to keep the growth in a certain area, as that is what they were attempting by stating that it had to be on a highway or major road. Chairman Kilgore did not like the requirement of water and sanitary sewer as a requirement. He didn't really like using roads either. Mr. Walters pointed out that the only way to get water sewer was to annex so in essence we were inviting people to leave the Township by having that for a requirement.

Zoning Administrator Goschka discussed other community systems to provide water and sewer. There was more discussion on defining low or medium density Residential. Chairman Kilgore discussed definition of Low or Medium Density Residential. Mr. Walters said he thought we were set on zoning. Ms. Habben said they were trying to help the Township contain growth and the area in which it could take place by the requirements of placement on a highway or major road.

There was discussion on rezoning and the use of the Future Land Use Map as well as the Zoning Map and the Zoning Ordinance and Master Plan, also on locational criteria. Ms. Habben said location criteria could be very general. Zoning Administrator Goschka said the problem is how to put it into words without being too restrictive. It was decided that the wording would be changed to land with frontage on a state trunk line or county primary road for General Business and no Special Uses should be listed in Chapter 7 (8). Also, it was decided to remove the requirement for water and sanitary sewer in all of Chapter 7(8). As well as near the City of Grand Ledge and the special land uses. Mr. Walters and Mrs. Scherer felt that Chapter 7(8) could be eliminated. It was explained that we need it to put explanation with our map and also to tie it to our Zoning Ordinance.

Ms. Habben discussed the update to 2019 of the American Community Surveys (ACS). She said it would be an additional \$900.00. Zoning Administrator Goschka asked if that was over and above the estimated cost of \$20,000.00, and where we are in our cost and progress.

Further discussion by Commission Members. Mrs. Schroeder said that Saginaw Hwy was not corrected on the maps yet. It needs to be connected, and the topography needed to be corrected as does the Township Prime Farmland Map. Mrs. Scherer noted that on the National Wet Land Map, Saginaw Hwy and M-43 need to be moved to the left and Mrs. Schroeder noted

that there was no name on Strange Hwy. Also, that the Industrial Area on M-43 needs to be corrected on the Future Land Use Map.

Mrs. Scherer asked that all the uses in Chapter 7 (8) be corrected to be sure they did not include Special Land Permit Uses.

Ms. Habben moved to Chapter 8 (9) to discuss the Implementation Plan. The Commission had some corrections to the Strategies, like working with the City of Grand Ledge on storm drainage, the Township has no control there it is controlled by the County. And a number of other Strategies that regard working with the City of Grand Ledge only, as they felt that they might be working with other surrounding areas also.

Ms. Habben discussed the Chart at the top of page 8-2 (9-2) regarding the Annual Report and amending the Zoning Ordinance to address the improvements proposed in the zoning plan. Mrs. Scherer asked if there would need to be a lot of changes to the Zoning Ordinance. Zoning Administrator Goschka said it has some outdated information that needs correction and that there were loose ordinances that should be made a part of the Zoning Ordinance and new items such as food trucks, so there is quite a bit that needs updating.

Chairman Kilgore said he liked the implementation plan but did not like it in the Master Plan. He wondered if it could be a part of the Annual Report rather than in the Master Plan Mr. Walters agreed. Ms. Habben said this could be done. Mrs. Scherer noted that on page 8-5 (9-5) change in policy the word city should be removed. There was discussion on using the Master Plan and Future Land Use Plan in Zoning decisions and changing rezoning and text amendments. Also, on the Current Master Plan Three C's found on page 9-2 in the old Master Plan. Directions similar to these can be found on page 8-5 (9-5) under the heading (The following items to consider when approving a rezoning or text amendment.)

Chairman Kilgore felt that we needed another meeting for review and that this draft was not ready to be sent to the Township Board. He and Zoning Administrator Goschka asked Commission Members to get their corrections and changes to the Zoning Administrator.

Zoning Administrator Goschka asked that the Commission Members sent their corrections to her in the next week. She also told the Commission that they have two applicants for the July meeting and asked if the Commission wanted to keep the review for the next meeting or move it to another meeting. Chairman Kilgore said he would rather keep it for the next meeting after the applicants.

Mr. Green asked who the applicants were. Zoning Administrator Goschka said Mr. Maguire for the third stage of his storage facility and Mrs. Gulley for the place of worship day care.

Ms. Habben said it would cost an additional \$900.00 to add the 2019 AC Survey results to the Master Plan.

Chairman Kilgore said there would be a need to address this to the Township Board in a Motion.


Mrs. Schroeder made a Motion to recommend to the Township Board that the 2019 ACS results be added to the Master Plan at an additional cost of \$900.00, so that the Plan would contain the most up to date information regarding the census. Support was given by Mr. Green. Motion Carried.

Chairman Kilgore thanked Ms. Habben for her assistance.

7. Public Comment: There was none.
8. Any Other Business: There was none.
9. Adjourn Meeting: Chairman Kilgore adjourned the Meeting at 8:54 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:

  
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Mr. Justin Kilgore, Chairman