

ONEIDA CHARTER TOWSHIP PLANNING COMMISSION

JULY 6, 2021

AT 7:00 P.M.

MEMBERS PRESENT: ACTING CHAIRMAN SCHERER, MEMBERS, SCHROEDER, WALTERS, AND GREEN

EXCUSED: STAHELIN, KUHLMAN AND CHAIRMAN KILGORE.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, MR. MAGUIRE, MS. HABBEN OF ROWE PROFESSIONAL SERVICES, MRS. DEMBOWSKI AND JAN SCHULTZ.

1. Call to order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of June 1, 2021. Motion to approve the minutes was made by Mrs. Schroeder and supported by Mr. Green. Motion Carried.
5. Public Comment, there was none.
6. Public Hearing for application for Special Land Use for Phase III of Commercial Warehouse Storage Facility (Mini Storage), 11559 Hartel Road, Grand Ledge, MI. Parcel #030-014-200-095-00.

Acting Chairman Scherer asked Mr. Maguire to discuss his application with the Commission. Mr. Maguire said there is a huge demand for storage facilities, and he has a waiting list. There has been only one applicant from the nearby apartments which he thought would be a big customer; however, they have only one building occupied so far. He discussed the gates to be installed in the Phase III portion on the north and south sides for access of fire equipment if needed. He also noted that he planned to plant more trees in front and at least four at the rear either on the inside or outside of the fence.

He asked the Commission if it would be a problem if he installed more lighting. Mr. Green said there would be no problem as long as the lighting met the requirements set by the ordinance for the site. Mr. Maguire said they would.

Zoning Administrator Goschka brought up the outside storage. She had included Mr. Maguire's request for outside storage in the Public Notice, in the application, and in the notice that was sent to all the residents within 300 feet of site. Mr. Maguire said he had a boat and a snowmobile trailer currently on site and wanted to have 2 more for a total of 4 spots.

After all discussion, Motion was made by Mr. Walters to recommend to the Township Board that the application for Special Land Use for Phase III of Commercial Warehouse Storage at 11559 Hartel Road be approved with the prior obligations for screening including along the back of the property, any additional lighting to meet requirements of the original permit (B-2 ordinance), and also outside storage of 4 designated spots be allowed. Mrs. Schroeder supported the Motion and Motion Carried.

7. Pre-Public Hearing Draft 3 Master Plan with Rowe Professional Services. There was discussion on whether to start with the letter from Rowe or to review the Draft chapter by chapter. It was decided that the Commission would review the Draft chapter by chapter.

The Table of Contents was reviewed first. The Maps and Figures as found on pages 4-9 and 4-10 were discussed and it was decided that maps would be used, not figures. Ms. Habben will fix the map and figure's sequencing to make sure they all match up correctly.

Chapter 1. There was no change.

Chapter 2. page 2-2 reference to 2017 instead of 2019 also on page 2-10. Page 2-5 fix missing color codes. Page 2-10 Housing Characteristics table needs correcting. There was discussion by Acting Chairman Scherer on Attached and Detached numbers changing. Pages 2-11 and 2-13 need to be changed from 2017 to 2019 for the census information. Ms. Habben will review all of Chapter 2 to make sure references of 2017 are changed to 2019 and will verify the census numbers are correct.

Chapter 3. page 3-5 typographical error needs correcting (0 provides) 1st sentence of first paragraph. Map 3-1 Zoning Administrator noted missing commercial and mislabeled she will get corrections to Ms. Habben.

Chapter 4. 4-1 and 4-3 need corrections – missing text. Figure 4-1 missing text in last two lines. 4-8 add word under first line of first paragraph after are regulated.

Chapter 5. 5-2 corrections to the maps, add Grand Ledge Hwy north of Saginaw Hwy and move subdivision #15 to correct location (west of #14). 5-3 change to Eaton County Road Commission from County Road Commission. Page 5-6, Map 5-4 School District Maps add Jefferson Hwy (use the new more simplified map version).

Chapter 6. Page 6-5 Alternative Energy, line 2 change Solar Farms to large solar energy systems.

Chapter 7. 7-4 Third Objective section: change City of Grand Ledge to other adjoining Townships.

Chapter 8. Ms. Habben discussed the Option 1 through 4 for describing future land use classification areas. The Commission decided to use Option 2. Which reads, (Add a somewhat detailed description of where this classification should be located in addition to the map. At the previous meeting, we briefly discussed certain roads and intersections these future land uses could go up to. Using terms like "adjacent to existing future land use classifications" would provide some flexibility and using a term like "nearby" is more open ended.)

Mrs. Schroeder noted that (SLU) was a term she felt was unclear. It means Special Land Use and should be spelled out.

Acting Chairman Scherer discussed the (by right) in the page 8-8 table. It was decided to save confusion and (by right) would be removed from the table. Mr. Green noted that on 8-1 the

designations for M-100 and M-43 need to be clarified. Ms. Habben was also going to check into the hospital's language.

Chapter 9. Compatible with surrounding areas is not included in this Chapter and the Commission thought it should be as it was in the existing Master Plan.

Chairman Scherer asked Ms. Habben what the next steps were for the Master Plan. Ms. Habben said the next step was for the Planning Commission to recommend to the Township Board to authorize a Public Hearing for adoption of the Master Plan. The Hearing would be held 63 days from the Notices for Public Hearing.

Chairman Scherer and the Board felt that they would like to review the Master Plan with the additional corrections before sending it to the Township Board for Public Hearing.

Zoning Administrator Goschka asked Members to send any typo corrections to her, and she will forward them to Ms. Habben.

Acting Chairman Scherer thanked Ms. Habben.

8. Food Truck Draft Ordinance. Zoning Administrator Goschka and the Commission discussed the proposed ordinance in regards to hours of operation, length of time for a permit, and how the permits would be handled by the Township. There was discussion on one day short term and 30, 60, 90 day permits and if the truck had to be removed each night. Also, on how to enforce such an ordinance. Acting Chairman asked if the Commission would like to table this ordinance and take it up at the next meeting. Motion was made by Mr. Green to table the ordinance until next meeting. Support was given by Mrs. Scherer. Motion Carried.
9. Shipping container discussion. Attorney Chris Patterson had advised not to address the issue. There was a lot of discussion regarding how to regulate and control the use of containers. Acting Chairman Scherer said that they could be regulated by requiring the applicants to get a building permit and use them temporarily until the structure was completed. There was discussion on a site that has a number of these containers already on site and what to do with that. Also discussed was the fact that they become unsightly and rust out after a period of time. After discussion it was decided to discuss this further at the next meeting.
10. Public Comment. There was none.
11. Any Other Business: There was none.
12. Meeting was adjourned at 9:10 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka.

APPROVED:


MR. JUSTIN KILGORE, CHAIRMAN