

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION

SEPTEMBER 7, 2021

AT 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS, SCHERER, WALTERS, GREEN, SCHROEDER AND DEMBOWSKI.

EXCUSED:

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, APPLICANT LIBERTY KIDS CHILDCARE CENTER REPRESENTATIVE MS. GULLEY AND JAN SCHULTZ.

1. Call to order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of August 3, 2021. Motion to approve the Minutes as amended was made by Mrs. Scherer and supported by Mr. Green. Motion Carried.
5. Public Comment, there was none.
6. Pre-Hearing for Special Land Use Permit for Liberty Kids Childcare Center 12745 Georgia Avenue, parcel no. 030-010-200-030-00.

Chairman Kilgore asked Ms. Gulley to discuss her request for the Childcare Center. She said she would have no more than 60 children. They will offer quality care and a GCRP (Great Start Readiness Program) will be added next year. They will provide a program for guidance for good parenting. They will have children in age groups infant to toddler and pre-school to young children. She also discussed latchkey children and assisting with food for the children.

Chairman Kilgore asked if the Day Care would be operated by the Place of Worship Church. Ms. Gulley said that it would. Mr. Green discussed the fenced area. Ms. Gulley said there would be 2 sections, play area and an outside classroom. Mr. Walters wanted to be sure that Ms. Gulley checked the requirements for fencing with the Zoning Administrator Goschka. Mr. Green discussed the traffic on Georgia Avenue. Ms. Gulley said it would be less traffic than on a Sunday. Mr. Walters discussed the addition of approximately 300 cars per week. There was discussion on Georgia Avenue traffic and children who play in the area and the use of Oneida Avenue as an alternative, maybe having the traffic enter on Georgia and leave on Oneida. Ms. Gulley noted that the prime traffic times would be 6:00 to 9:00 a.m. and 5:00 to 7:00 p.m.

Ms. Gulley discussed the cost of infant care at \$300.00 per week and noted that most single mothers cannot afford it. She also discussed the lack of day care workers. Mr. Green wanted to be sure that she had State and County Approvals. She said that she did, and she was 4 star rated.

Mrs. Dembowski asked if notices had been sent to those within 300 feet of the Place of Worship and Zoning Administrator Goschka said there had been and no one had responded.

Mr. Walters commended Ms. Gulley for what she is doing. After all discussion, Motion was made by Mrs. Scherer to recommend approval to the Township Board for Special Land Use Permit for Liberty Kids Child Care Center at 12745 Georgia Avenue, Grand Ledge, Michigan parcel no. 030-010-200-030-00 with compliance by the facility of the County and the State requirements, as well as meeting the Township Zoning requirements. Support was given by Chairman Kilgore. Motion Carried.

7. Pre-Public Hearing Draft 5 Master Plan for recommendation to Board of Trustees to authorize Public Hearing. Chairman Kilgore recommended that the Commission send the Draft back to Rowe Professional Services and have them finish making the corrections that had already been submitted and not spend a lot of time on it until it was corrected. Mrs. Scherer had a correction to add and that was that the labels for all tables and figures be located at the top of these and be centered for consistent labeling. Mrs. Scherer also had a correction on page 7-4 again for consistency, second Objective. Should read: The township will limit commercial/industrial development to locations where public utilities exist; or where non-public utilities are deemed appropriate. The Commission was in agreement with these. Also, the Commission agreed to keep pages 8-8 and 8-9 as is except for the correction noted from last month that was missed by Rowe. It was the consensus of the Commission to send the Draft back for final corrections.
8. Shipping Container Discussion. There was discussion on the home on M-100 in regards to having shipping containers. Zoning Administrator Goschka noted that buildings up to 100 square feet are allowed without a building permit, but a Shipping Container is generally 20 feet by 40 feet and would need a building permit. Mr. Walters pointed out the Attorneys opinion that they should not be allowed as they are not a valid use. He suggested that Zoning Administrator Goschka quote the Attorney's wording to explain to anyone who requested one that they are not allowed and why.
Chairman Kilgore asked how the Zoning Administrator would deal with the Hartel property that already has the shipping containers in place. She said she would write a letter to ask for removal including the quote from the attorney, and if he did not comply the matter would probably end up in court. The Commission decided not to do any thing with shipping containers. No action taken.
9. Public Comment. There was none.
10. Any other business. There was none.
11. Adjourn Meeting. The Meeting was adjourned at 7:35 p.m.
Minutes respectfully submitted by Jan Schultz and Melissa Goschka.

APPROVED:



MR. JUSTIN KILGORE, CHAIRMAN