

ONEIDA CHARTER TOWSHIP PLANNING COMMISSION

AUGUST 3, 2021

AT 7:00 P.M.

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

EXCUSED: SCHROEDER

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA AND JAN SCHULTZ.

1. Call to order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of July 8, 2021. Motion to approve the Minutes as amended was made by Mrs. Scherer and supported by Chairman Kilgore. Motion Carried.
5. Public Comment, there was none.
6. Pre-Public Hearing Draft 4 Master Plan with Rowe Professional Services. There was discussion on how to review the Draft, it was decided that chapter by chapter was best. The Commission started with the table of contents. Mrs. Scherer noted that the topographical map on page 4-9 was called 4-3 and is not listed in the table of contents. It was noted that 4-3 in the table of contents should be 4-4 and 4-4 should be 4-5 (page v.). It was also noted that figure 2-9 needs Oneida Township added to Housing Unit (Oneida Township Housing Unit Occupancy). Also on front page where the Prepared by is noted: We need to add Sue Dembowski under the Planning Commission.

Chapter 1. This Chapter is alright, no changes.

Chapter 2. Page 2-2 figure 2-1 change to 1970 to 2019 also change in the index page v. Page 2-5 Figure 2-5, left out 2010 Graduate and Professional degrees. There was discussion on how to fill this information in on that page. This needs to be changed in the index also if the Figure gets moved to another page.

Page 2-11 paragraph 2, sentence 3: Change to read: About a quarter of the houses in the township are 30 years old or less which is comparable with the county and state. Delete sentence 4.

Page 2-11, paragraph after table, line 3: Change compared to comparing.

Page 2-4. Top line change is to as.

2-6 remove the word however in next to last line of second paragraph. Page 2-9 what does N mean in the table 2-7 under Mean Public Assistance income (should this be a number?). Mr. Walters pointed out that the charts show trends.

Page 2-13 First paragraph, second line, change A to a majority of the townships rent is between \$500 and \$999. This is lower than both the county and State of Michigan. Bottom line of first paragraph. Table 2-13 needs clarification to match the above-mentioned figures.

Also, on page 2-13 figures 2-12 and 2-13 are confusing, figure 2-12 is missing 15.0 to 19.9 percent and colors are not matching. Figures and explanations are confusing and do not seem to match.

Chapter 3. Page 3-2. 3-1 table, remove office uses in the last line of the first paragraph. Page 3-5. (0 provides) – needs clarification. What is being said here?

Page 3-4 Industrial – only one company to the west. Remove the company to the south. Drop agricultural operations in the eighth sentence of the Industrial paragraph.

Page 3-6, it was asked if the map would be larger and it will be full page, possibly even with a fold out. This was already clarified with Ms. Habben. These will be larger maps that folds out.

Chapter 4. Page 4-3 next to last line of the first paragraph remove the comma and the word and.

Page 4-7 remove the comma before ideal next to last sentence at the bottom of the page.

Page 4-10 change number on maps: 4-3 to 4-4 and 4-4 to 4-5.

Chapter 5, Page 5-6 Map, Jefferson Hwy. needs to be identified. Page 5-2, Saginaw Hwy. is not M-43 and both need to be properly labeled-remove (M-43). Page 5-5 Education Facilities, line 5: Smaller sections of the township fall in the following school districts: Oneida #3/Strange, Charlotte Public, Portland Public and Potterville Public.

Chapter 6. page 6-2 Natural Features and Environment, third line insert of after preservation.

Page 6-5, Alternative Energy section: add alternative energy, third sentence after township regulations regarding utility scale. Also formatting issue in Residential, Commercial, and Industrial Growth section: Fourth line, do not extend under picture and do not extend the last line and remove the word the in the 6th line after cluster.

Page 6-6 remove second paragraph, repeats from page 6-5 and remove the s on topics in the next to last sentence at the bottom of the page.

Chapter 7. Page 7-2 under the first objective, strategy – remove the word the add the word to after the words Zoning Ordinance.

Chapter 8. Page 8-5, Section 8, C, i: Change Grand River Highway to Grand Ledge Highway. Page 8-1 remove the semi colon in sentence 2 of Future Land Uses. Page 8-5, Section 8, C, ii add Class A Roads. Section 9 c. Locational Recreational Uses needs to be clarified on Map 8-1 and Map 3-1. There was discussion on the flood plain area along the Grand River off Willow Hwy. It was decided to leave as is. Page 8-9 add light manufacturing to the permitted uses for M-1 Light Industrial.

There was much discussion about the Zoning Plan in the Master Plan, and it was noted by Zoning Administrator Goschka that it is required by the Michigan Zoning Enabling Act to be a part of the Master Plan. It was not required when the last Master Plan was written. After discussion on how the Plan is so general and it might mislead residents, it was decided to add at the top of page 8-8, The following are guidelines and for specifics residents should look at the Zoning Ordinance.

Chapter 9. Page 9-2 under Annual Report in the first sentence remove the word that, #2, second to the last line add a after or and before rezoning. Page 9-3 under Farmland in the second sentence, change building to build. Page 9-5 last paragraph, second sentence add a comma after reverse, and add the word become after appropriate. Page 9-5 Compatibility with

Surrounding Area – Add Explanation: Needs to be compatible with the existing developments or zoning in the surrounding area.

There was further discussion on the Zoning Plan as part of the Master Plan and also on the High-Density Classification that had been added to it. The only change the Commission had made was the Industrial property on Oneida Road. The Commission wants to keep the same classifications as the Zoning Ordinance.

The Commission will need a Draft 5 of the Master Plan to review with the changes discussed at this Meeting before sending it to the Township Board and then there will be a 63-day waiting period before any action can be taken. Zoning Administrator Goschka said that Rowe will send copies of the final Draft to the surrounding areas for review.

7. Food Truck draft ordinance. The ordinance was brought back to the table in a motion made by Mr. Green supported by Chairman Kilgore. Motion Carried. Chairman Kilgore read from the minutes of the last meeting what had been discussed 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 length of terms. Zoning Administrator Goschka said that it was a police power ordinance, and the Commission would decide what was to be allowed. Mr. Green discussed adding under Exemptions, that a vendor acting as a concession for an 8-hour event would not need a permit. After much discussion, Motion was made by Mr. Green to recommend to the Township Board that no action be taken on the Food Truck Ordinance and that Food Trucks not be currently allowed in the Township. Motion was supported by Mr. Stahelin. Motion Carried.
8. Shipping container discussion. Mr. Walters wondered if the Commission needed to take action. Zoning Administrator Goschka noted that there has been a request for placement of one while the resident waits to be able to build a pole barn and that there are several on one property that are not in compliance at this time. She liked the Delta Ordinance that allows them for 90 days when people are building or getting ready to move. She noted the difference in size between storage containers and pods. Mr. Walters discussed other regulations. After discussion, Motion to table this matter was made by Mr. Stahelin, support was given by Mr. Green. Motion Carried.
9. Public Comment: There was none.
10. Any other business: There was none.
11. Adjourn Meeting: Meeting was adjourned by Chairman Kilgore at 9:25 p.m.
Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:



MR. JUSTIN KILGORE, CHAIRMAN