

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION

JULY 5, 2022

AT 7:00 P.M.

**PRESENT: VICE CHAIRMAN SCHERER, MEMBERS, SCHROEDER, DEMBOWSKI, GREEN, WALTERS.**

**EXCUSED: KILGORE AND HAFNER**

**OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, SUPERVISOR COOLEY, MR. MAGUIRE, AND JAN SCHULTZ.**

1. Call to Order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Draft Minutes of June 7, 2022, were approved as amended in a Motion made by Mrs. Schroeder and supported by Mr. Green.
5. Public Comment: There was none.
6. Public Hearing: Request for Special Land Use Permit for parcel #030-013-100-150-00 at 11508 Hartel Road Grand Ledge, Michigan, for a Commercial Warehouse Storage Facility (Mini Storage)  
Vice Chairman Scherer asked Mr. Maguire if this development would be like the one across the street. He said that it would except he will switch the colors, and he said that they would be removing the house on the property.

Mr. Green asked if this was a Hearing for the Special Use Permit request and the Site Plan Review. And he wondered if this was how these matters would always be handled. Zoning Administrator Goschka said that the Hearing was for both the Special Use Permit and the Site Plan Review in this case. After discussion it was decided that the Commission would decide whether to have Site Plan Review and Special Use Permits handled at the same time at a later date. But for tonight they will be handled together.

Mr. Green asked if Mr. Maguire was going to leave the tree line. Mr. Maguire said that he was but he did not have control of the east side as the Drain Commission is going to replace the drain tile on that side and they may remove trees.

Mrs. Scherer questioned the clearance for a Fire Truck to get by Building One and Two. She wondered if Mr. Maguire had contacted the Fire Department for review of the site. He said that he had not, but would do that, Mr. Green asked about a second entrance like the one across the street. Mr. Maguire said he could use the existing driveway to the south for an additional entrance. That would be no problem at all.

Mrs. Scherer asked Mr. Maguire if this project was the same size as the one across the street. He said that it was, it will have six buildings, but it will not have an office.

Mr. Walters wondered why the site would need two entrances. His subdivision of 120 homes has only one exit.

Mrs. Dembowski asked if there would be storage of boats and cars on this site. Mr. Maguire said there would not be any outside storage at this location, as there is no additional space like the facility across the road.

Mr. Green asked if the pond on the site was a detention pond not a retention pond. Mr. Maguire said it was a detention pond.

After all discussion, Motion was made by Mr. Walters to recommend approval of 11508 Hartel Road request for Special Use Permit and Site Plan Review to the Township Board. Motion was supported by Mrs. Schroeder. Zoning Administrator Goschka asked if the Commission wanted to make the motion subject to approval of the Fire Department. Mr. Walters and Mrs. Schroeder said that they did want to include the approval of the Fire Department and amended the Motion to reflect the addition of the approval of the Fire Department. Complete Motion: Recommend approval of the 11508 Hartel Road request for Special Use Permit and Site Plan Review subject to approval from the Fire Department. Motion Carried.

7. Mobile Food Vendors Ordinance discussion: The Commission reviewed the proposed Ordinance and Vice Chairman Scherer said that the Mobile Food Vendors Ordinance and the Zoning Ordinance Amendment must go together.

Mrs. Schroeder noted that the dates needed to be changed on both from 2021 to 2022.

Vice Chairman Scherer asked for any changes that Commission Members had for Mobile Food Vendors Ordinance. It was noted that the Attorney felt that the liability limits on page 5, section 8, S. could be adjusted but suggested that we receive input from the township insurance agency who suggested \$1 million for both the general liability and the auto liability and to keep the indemnification clause. The Commission agreed.

Zoning Administrator Goschka said that she felt that number I on page 4 had been misinterpreted. She did not think that it was eliminating generators. Generators would be allowed as long as they were not a disruption. The Commission agreed.

Mrs. Dembowski said she understood that the numbering on page 4., Section 8, would be changed so it started with A rather than E. The Commission Agreed.

K on page 4., Section 8, will be changed to read (Only operate between the hours of 9 a.m. and 9 p.m. unless otherwise approved by the Township Supervisor.)

Page 5. Section 9. A. first paragraph beginning with the word immediately after the word Clerk the words (or Treasurer) will be added. Also, on page 3. Section 7. After Clerk the words (or Treasurer) will be added. All areas of the ordinance will reflect Clerk or Treasurer.

The Commission moved on to review The Fee Schedule for the Mobile Food Vendors Ordinance. It was decided that the words (Non-Refundable permits will be issued per vender per location) would be added at the bottom after Annual: \$300.00.

Next the Commission reviewed the Mobile Food Vendors License and Temporary Use Zoning Permit Application. On the first page they removed the word temporary and changed the word Yes to No in the Operation information. (Is your mobile vending facility going to be placed in a fixed location? If no, please identify all locations where operations are proposed to take place.)


On page 2, the Commission decided to move the words For Township Use down below h. and also to remove the signature for the Zoning Administrator.

The Commission will receive corrected copies next meeting with all changes made from the June and July meetings for their review and vote.

8. Strategic Implementation Table discussion. Commission reviewed the Plan and it was decided that the word Ordinance would be placed after Design (Evaluation of Low Impact Design Ordinance conducted).  
Motion to adopt the Strategic Implementation Plan was made by Mr. Green and supported by Mrs. Dembowski. Motion Carried.
9. Public Comment, there was none.
10. Any other Business: Mr. Green asked about the notices for dangerous buildings. Zoning Administrator said she had sent some and would be finishing next week. Mr. Green asked about pending properties on Hartel Road. Zoning Administrator Goschka said that the two properties still plan to be completely cleaned up by August and the other one got rid of one storage building and is planning to build a pole barn.  
There was discussion on the vulgar language posted by the Hartel property.
11. Meeting was adjourned at 8:30 p.m.

Minutes respectfully submitted by Zoning Administrator Goschka and Jan Schultz.

APPROVED:

  
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Mr. Justin Kilgore, Chairman