

**ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING  
HELD NOVEMBER 9, 2022  
7:00 P.M.**

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

**MEMBERS EXCUSED: SCHERER**

**OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, JACKIE PENA-KLANECKY, AND JAN SCHULTZ.**

1. Call to Order.
2. Pledge of Allegiance.
3. Additions to the Agenda, were none.
4. Draft Minutes of October 4, 2022. Motion was made to approve the Minutes as amended by Mr. Green and supported by Mr. Walters. Motion Carried.
5. Public Comment: There was none
6. Zoning Ordinance Review of Chapter 3. Chairman Kilgore said that the review of punctuation would be done after review of the Ordinance for the whole Ordinance. For now, the review would involve changes in the actual zoning ordinance. Chair Kilgore asked Zoning Administrator Goschka if there were items that she would like to see addressed. She said that she would like to see Section 3.25 Maximum Width to Depth Ratio, page 3-15 reviewed. She believed that the 4 to 1 ratio only applied to less than ten acres. She felt that this needed to be confirmed with the expert we will be working with and checked to see if it is correct in the Zoning Enabling Act. She also wanted to review Site Condos Section 3.26, page 3-15. She felt she needed more information and that this matter should be looked at more in the site plan review. The developer owns the land and people just purchase the buildings and the buildings could be condominiums or free-standing homes. Next, she discussed Section 3.27 Keeping of Animals. She felt there could be a conflict with the Right to Farm Act in this Section and it doesn't meet GAAMPS. She felt we needed to have the expert we work with review this.

Chairman Kilgore then asked the Board to look at Section 3.1 of the Ordinance. No one had any changes on this Section. Section 3.2, the Commission wanted to add (with the following attributes) after the word structures in the first paragraph.

Section 3.03, 3.04, 3.05 and 3.06 no changes were suggested. Section 3.07 Projections into yards. Commission wanted to ask the Building Inspector how often this might happen but decided to leave the Section as it is. Section 3.08 has been redone and the new language will be a part of the new Ordinance. We also need to add GFA, Gross Floor Area, to the definitions section. Section 3.09 B. a comma needs to be added after the word fire in the first sentence.

Section 3.10 has already been redone and will be included in the new Ordinance. Chairman Kilgore discussed the possibility of requiring a bond for temporary uses.

Section 3.11, 3.12, 3.13 no changes. Section 3.14 Clear Vision Area was discussed and it was decided to ask the expert the Commission will be working with if this is enforceable. Also, it was decided the Commission would add a slash mark, view from/of vehicles, in the second line of paragraph B.

Section 3.15 was thought too be rather confusing and was discussed. It was decided to leave as is.

Section 3.16, 3.17, 3.18 had no changes by the Commission

Section 3.19 Satellite Dish Antennas. The Commission thought this Section should be removed as it is outdated and doesn't address current conditions.

Section 3.20 no change.

Section 3.21 Home Occupations. There was much discussion on whether or not this matter should come before the Planning Commission or be handled by the Zoning Administrator and on an appeal process. The discussion was that if the Zoning Administrator made a decision and the resident was not happy, they could appeal to the Planning Commission. There was discussion on a change in the definition of home occupation.

Section 3.22 no changes.

Section 3.23 General Condition: Commission added Section 2. C. from page 3.12 to Section A. 1 of this Section, which reads (The enlargement or extension shall not further encroach into any setback area.)

Also, the commission thought that changes to non-conforming buildings or structures should be decided by the same body. In Section 1. A. of General Conditions and Section 2 on page 3.12. They also would like the expert they will work with to clarify this section.

Section 3.24 no changes. Sections 3.25, 3.26 and 3.27 had already been addressed by the Zoning Administrator at the beginning of the discussion.

Section 3.28 no changes.

7. Public Comment: There was none
8. Any Other Business: There was none
9. Adjourn Meeting. Meeting was adjourned at 9:04 p.m.

Minutes Respectfully submitted by Melissa Goschka Zoning Administrator and Jan Schultz.

APPROVED:



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JUSTIN KILGORE, CHAIRMAN