

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD DECEMBER 6, 2022
7:00 P.M.

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

MEMBERS EXCUSED: SCHERER AND SCHROEDER

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, AND JAN SCHULTZ.

1. Call to Order.
2. Pledge of Allegiance.
3. Additions to the Agenda, 5A. Home Occupations, 6A. Annual Report to the Board.
4. Draft Minutes of November 8, 2022. Motion was made to approve the Minutes as amended by Mr. Walters and supported by Chairman Kilgore.
5. Public Comment: There was none.
5.A. Home Occupation, page 3-10, Section 3.21 A. Mr. Green proposed that the wording be changed in Section A. It would begin, The Zoning Administrator shall have the option of approving, denying, or forwarding the application to the Planning Commission for their consideration. An application for a permit for a home occupation shall be accompanied by a letter from the applicant indicating the nature of the home occupation and sufficient facts to indicate that the home occupation will comply with the requirements of this section. In the event of a denial by the Zoning Administrator, the applicant shall have the option of appealing to the Planning Commission for their consideration. After discussion the Commission approved the wording.
6. Zoning Ordinance Review of Chapter 4, 5, and 6. Chairman Kilgore asked for any changes to Chapter 4. Mr. Green suggested that Section 4.04 of A -1 Agricultural District Regulations Minimum lot area be changed to 2 acres and the minimum dwelling unit size be changed to 1,000 square feet of UFA. The Commission agreed. He also discussed adding the definition for Landscape business to the definitions. It was decided to add Landscape Business as P. in Section 4.03 Special Land Uses, page 4-2. There was discussion on the different types of landscape businesses and their impact on neighborhoods. There was discussion on defining Landscape Business and Open Space Business. It was decided that there should be an Abbreviation Page. The word or in Section 4.02, J. was changed to of.
Chairman Kilgore asked if there were changes to Chapter 5. R-1-A. Low Density Residential. Section 5.02, K. the word or shall be changed to of. Section 5.03 Special Land Uses, C., the wording will be changed to Roadside stands exceeding 200 square feet not part of a farm. Section 5.03 E. Gun Clubs should be removed as it was thought that it would not be safe in that district and Section 5.04 Minimum dwelling unit size to be changed to 1,000 square feet of UFA.
Chairman Kilgore asked for any changes in Chapter 6. Section 6.02 Permitted Uses. Item E. Cemeteries should be removed. Section 6.03 Special Land Uses, item B. was a duplicate from Permitted uses and will be removed. Item D. Veterinary hospitals without boarding of pets, will be more defined by Zoning Administrator Goschka to allow for medical overnight stays or medical necessities. Section 6.04 District Regulation Minimum dwelling unit size shall be changed to 1000 square feet UFA only.
- 6A. Annual Report to the Township Board from the Planning Commission: Chairman Kilgore said he would pull together some templates for review by the Commission before the January meeting. He will send them to the Board for review prior to the meeting. He also outlined the items to be covered at upcoming meetings. At the next meeting in January, the Commission will cover Chapters 7, 8, and 9, February Chapters 10, 11, 12, 13 and 14, and March Chapter 15. Zoning Administrator Goschka discussed when to get professional help involved and the need to get bids from two other companies. She wondered about getting professional help involved in March or April. The only Company to bid so far is the Fosters.
7. Public Comment: There was none.
8. Any Other Business: There was none
9. Adjourn Meeting: Meeting was adjourned at 8:04 p.m.

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

APPROVED:



JUSTIN KILGORE, CHAIRMAN