

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING  
HELD February 7, 2023  
7:00 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS GREEN, HAFNER, SCHROEDER  
MEMBERS EXCUSED: SCHERER, DEMBOWSKI, WALTERS  
OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA

1. Call to Order.
2. Pledge of Allegiance.
3. Additions to agenda, none.
4. Draft Minutes of January 3, 2023. Motion was made to approve the minutes as written by Mr. Green and seconded by Mrs. Schroeder. Motioned carried.
5. Public Comment: There was none.
6. Veterinary Hospital and Clinic Definitions. Motion was made to approve the definitions as amended by Mr. Hafner and seconded by Mr. Green.

**Veterinary Hospital:** A facility for the medical care and treatment of animals and includes provisions which may include accommodation and confinement in outdoor pens, runs and enclosures.

**Veterinary Clinics:** A facility for the medical care and treatment of animals and includes provisions for their emergency accommodation but does not include kennels, outdoor pens, runs or enclosures. The practices conducted are essentially out-patient practices.

7. Correspondence was presented. No action required.
8. Zoning Ordinance review of Chapters 10-14. Chairman Kilgore asked if there were any changes for Chapter 10, B-1 Local Business District. After discussion it was decided to change:  
Section 10.02 A. to read ...buildings of ten thousand (10,000) square feet of GFA or less.  
Section 10.03 A. to read ...ten thousand one (10,001) square feet of GFA or greater.  
Section 10.04 minimum lot area from 5,000 to 15,000 square feet, minimum front yard setback From 40 to 25 feet, minimum rear yard setback from 40 to 25 feet.  
Chairman Kilgore asked if there were any changes for Chapter 11, B-2 General Business District. After discussion it was decided to add Adult Uses to Section 11.02 as a permitted use. There was discussion to make changes to Section 11.03, and it was decided to leave it as is. It was decided to change Section 11.04 minimum lot area from 8,000 to 18,000 square feet, minimum lot width from 50 to 100 feet, keep minimum side yard setback at 10 feet, and to change minimum rear yard setback from 10 feet to 25 feet.  
Chairman Kilgore asked if there were any changes for Chapter 12, M1 Light Industrial. After discussion, it was decided to remove G. Adult uses, as it was moved to the B-2 District. No other changes were made. Chairman Kilgore asked if there were any changes for Chapter 13, F-1 Floodplain Overlay District. After discussion, it was decided that these regulations fall under the Federal Emergency Management Agency (FEMA), the Michigan Environment, Great Lakes, and Energy (EGLE), and the office of the Eaton County Drain Commissioner. There were a couple of typos under Section 13.04 A: End of first sentence should be the flow of water instead of th flow of water and the second sentence should be stilts instead of silts. Chairman Kilgore asked if there were any changes for Chapter 14, Wellhead Protection Overlay Zone. There was discussion on the rates of measurement and their inconsistency: kilograms vs. gallons vs. pounds and what measurements should be used to keep consistency. It was noted that hazardous materials are measured in pounds. It was decided to ask the professional advisor to help us clean this up. It was decided to change Section 14.03 A. 2., end of first sentence change the word "retain" to "maintain" and Section 14.03 A. 7. change County, State and Federal to lower case instead of capitals. There was also discussion on whether to add herbicides along with the pesticides for 14.03 A. 7. It was decided to ask the professional advisor. It was decided to change the word "or" to "of" in Section 14.03, B. 5, first sentence. Section 14.03 C. 1. and 2. change Michigan Department of Environmental Quality to Michigan Environment, Great Lakes, and Energy (EGLE). It was decided to confirm with the professional advisor what the correct Michigan Governmental Agencies are. There was discussion on Section 14.03 A. 3 and 14.03 E. It was decided to leave as is.

There was discussion that in all of the districts that there should be a colon (:) after the Special Land Uses verbiage in each chapter.

Chairman Kilgore announced that we will be having a Special Land Use Application for the March 2023 meeting, and that we will have Chapter 15 be on the April 2023 agenda and to please start reviewing Chapter 15.

9. Public Comment – There was none.
10. Any Other Business: There was none.
11. Adjourn Meeting: Meeting was adjourned at 8:32 p.m.

Minutes respectfully submitted by Melissa Goschka Zoning Administrator.

APPROVED:



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JUSTIN KILGORE, CHAIRMAN