

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD JUNE 4, 2024
7:00 P.M.

MEMBERS PRESENT: ACTING CHAIRMAN SCHERER, MEMBERS DEMBOWSKI, GREEN, HAFNER, SCHROEDER, & STEVENS

MEMBERS EXCUSED: CHAIRMAN KILGORE

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, BOARD MEMBER SCHULTZ, PLANNING COMMISSION SECRETARY PEÑA-KLANECKY AND OTHERS LISTED ON THE SIGN-IN SHEET.

1. Meeting called to order at 7:00 p.m.
2. Pledge of Allegiance.
3. Additions to agenda: The motion to accept the agenda as presented was offered by Member Green and supported by Member Hafner. Motion carried.
4. Draft Minutes of April 2, 2024: Member Schroeder motioned to approve the draft minutes with amendments. Member Dembowski supported. Motion carried.
5. Public Comment: None
6. Zoning Ordinance Draft Review – Starting with Section 2.08 Definitions G: The Planning Commission continues to review the suggestions submitted by Williams & Works (W&W). Approval for changes will be submitted to W&W for updating.

Approved changes as reviewed:

- **Chapter 2**, Section 2.08 Definitions G – Garage - approved to keep the current definition as written and add “attach to the main building”. However, to add “See Accessory Building” immediately following “Garage” prior to the definition.

- Gas Station – The Planning Commission agreed to include the suggestion of adding Gas Station and the definition as submitted by Williams & Works (W&W).

- Section 2.09 Definitions H Hazardous Substance – The Planning Commission agreed to include suggested wording by Williams & Works (W&W), starting with “A substance that,....” Also, include in the same paragraph “The definition added above is from the Natural Resources and Environmental Protection Act (NREPA), and any amendments there of.” Approved to delete paragraph starting with “A chemical or other material...” and letters A – F.

- Height – Delete entire section.

- Home Occupation Business – The Planning Commission agreed to keep our definition, however; delete the word “business” in the entire section and changed to “occupation”.

- Hotel /Motel – The Planning Commission agreed to delete the first sentence starting with “A building...” and keep the suggested wording by Williams & Works (W&W) starting with “An establishment...” Also, add “with” after “multi-story building...”.
- Inoperative Vehicles – Planning Commission wants to keep the verbiage consistent with the Public Nuisance Ordinance.
- Intensive Livestock Production Facility – Delete entire section.
- Livestock Production Facility – Approved entire wording by Williams & Works (W&W).
- Lot – Approved the suggested wording by Williams & Works starting with “A parcel of land separated from other parcels of land...”.
- Lot Coverage – The Planning Commission agreed to have this read as “The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures and impervious driveways, patios, swimming pools, etc.”
- Lot, Double Frontage (Through) – Suggestion by the Planning Commission to delete the word “or”. Also, need to line up the word “streets” with the word “parallel”.
- Lot Lines - Delete “Front Lot Line” as suggested by Williams & Works (W&W) but leave definition as is.
- Lot Width (Frontage) – Agreed to add “front yard setback line” suggested by Williams & Works (W&W).
- Sections 2.15 Definitions M – Mobile Manufactured Home – The Planning Commission agreed with some changes from Williams & Works (W&W) as recommended. Delete “Manufactured” was approved. Also, delete the last sentence in the paragraph, starting with “This definition...”. It was agreed to use Williams & Works (W&W) wording (AT31) for Modular Home. It was recommended by the Planning Commission to only use “Mobile” and “Modular” and not to use the word “Manufactured” to avoid confusion.

7. Public Comment: None
8. Any Other Business: Zone Administrator Goschka mentioned that a Special Use Permit will be needed for the township’s new park.
9. Adjourn Meeting: Meeting was adjourned at 8:35 p.m.

Minutes respectfully submitted by Melissa Goschka, Zoning Administrator and Jackie Peña-Klanecky, Planning Commission Secretary.

APPROVED: Carol Scherer, CAROL SCHERER, VICE CHAIRPERSON