

**ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD ON JULY 2, 2024
AT 7:00 p.m.**

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS, GREEN, SCHROEDER, HAFNER, DEMBOWSKI, SCHERER, STEVENS.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, JAN SCHULTZ, TJ THOMPSON - DTE.

1. Meeting called to order at 7:00 p.m.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none. Agenda was approved as presented in a motion made by Chairman Kilgore and supported by Mrs. Scherer. Motion Carried.
4. Draft Minutes of June 4, 2024. Motion to approve as amended was made by Chairman Kilgore and supported by Mrs. Stevens. Motion Carried.
5. Public Comment: There was none. Chairman Kilgore noted that the plans for Deer Park were available.
6. Zoning Ordinance Draft Review – Continuing with Chapter 2 Section 2.14 – M. Manufactured Home Park. The Commission reviewed the remarks of Williams and Works and made the following corrections and/or amendments.

-The Commission chose to use Williams and Works wording (Mobile Home Park) and remove the word manufactured from this section and to delete the old definition and use Williams & Works definition at the top of page 2-22.

-Mobile Home Space, use Williams & Works definition.

-Master Plan, the Commission added the word ACT after Enabling in the first sentence and chose to use Williams & Works definition.

-Throughout the Zoning Ordinance document, the Commission liked the wording of “as adopted or amended” after referencing an act or law.

- Mineral Mining Operation, Williams & Works definition will be kept.
- Mobile Food Vending, the first paragraph is a duplicate and will be removed. Forward our mobile food vendors ordinance and solicitation ordinance to Williams & Works and verify what definitions are needed in the Zoning Ordinance. Also a question as to why there is no reference to the ACT.

- Motel – okay to delete as suggested by Williams & Works as it is already combined under H. Hotels/Motels.

- Motor Home - Use Williams & Works suggestion.

- Non-Conforming Use, the original wording will be kept and it will not be changed or simplified.

- Non-Conforming Lot, the original wording will be kept and will not be changed or simplified.

- Nursery, change to Williams and Works definition.

- Nursing Home, change to Williams and Works definition.

- Open Air Business, leave the word repair in the definition and change manufactured to mobile per Williams & Works suggestion. (Ask Williams & Works to look at the new Parking Ordinance and make sure they work together.)

- Ordinary High-Water Mark, use hyphen per Williams & Works.

- Parking space, use our definition but delete part of the first line “of at least one hundred eighty (180) square feet”. Ask Williams & Works if we should also include a definition here for on-street parking.

- Personal Services Establishment, use our definition but add personal between conducting and services (conducting personal services).

- Photovoltaic Device, use our definition but delete incident.

- Place of Worship, keep our wording.
- Planned Unit Development, give back to Williams and Works to define and more clearly update.
- Porches open and closed were discussed. No change.
- Public Utility, use Williams and Works definition.
- Residential District, change Manufactured to Mobile.
- Solar Energy Systems, Large Scale, use what Williams & Works suggested.
- Solar Energy Systems, Small Scale, use what Williams & Works suggested but ask them to verify the ACT (ACT 110 of 2006 or ACT 233 of 2023?)
- Delete State Licensed Residential Facility, as suggested by Williams & Works.
- Add definitions for Storage Containers, temporary and permanent.
- Revisit Street Private after review of PUD and cluster development.
- Township Zoning ACT, or TZA, delete this section and add in M. and define Michigan Zoning Enabling Act (ACT 110 of 2006) per suggestion by Williams & Works.
- Delete Travel Trailer.
- Uses Adult, use Williams and Works definition.
- Vehicle Repair, delete Vehicle Repair and add Williams & Works suggested Vehicle Repair Facility, Major and Vehicle Repair Facility, Minor. Add in both definitions the word licensed after scale (A land use characterized by the larger-scale, licensed automotive repair operations... A land use characterized by smaller-scale, licensed automotive repair

operations...Define what zoning districts to put them in when we review the districts.

-Vehicle Service Station, remove from this section, as is defined under gas station.

-Veterinary Clinics and Veterinary Hospital, keep current definition.

-Wellhead Protection Area (WHPA), remove.

- Wellhead Protection Overlay Zone, change the wording (Michigan Department of Environmental Quality Drinking Water and Radiological Division) to EGLE.

-Wireless Communications Facility, use Williams and Works definition.

-Yard Required, use Williams and Works definition.

7. Public Comment: TJ Thompson from DTE discussed his company's willingness to work with the Township in developing Wind Parks should prospects arise in the area.
8. Blank
9. Blank
10. Adjourn Meeting: Meeting was adjourned at 8:41 p.m.

Minutes Respectfully submitted by Jan Schultz and Zoning Administrator Goschka.

APPROVED:



JUSTIN KILGORE, CHAIRMAN