

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

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS GREEN, HAFNER, SCHERER, SCHROEDER, & STEVENS

MEMBERS EXCUSED: MEMBER DEMBOWSKI

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 7:07 p.m.
2. Pledge of Allegiance.
3. Additions to agenda: The motion to accept the agenda as presented was offered by Chairman Kilgore and supported by Member Green. Motion carried.
4. Draft Minutes of July 2, 2024: Chairman Kilgore motioned to approve the draft minutes as written and supported by Member Green. Motion carried.
5. Public Comment: Congratulated Jan Schultz on the Election.
6. Zoning Ordinance Draft Review – Starting with Chapter 3: 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 3**, Section 3.02 Height Exceptions A. – The Planning Commission agreed to remove “commercial wireless telecommunication services” and replace with “wireless communication facilities”. B. – Use what is written but stop at ... building to which the addition is attached. It was suggested to also add the same verbiage to Non-Conforming Section.

- Section 3.03 Principal Use A – The Planning Commission agreed to include “, unless otherwise permitted by this Ordinance” at the end of the sentence as recommended by Williams & Works (W&W).

- Section 3.04 Street Access – The Planning Commission agreed to leave as is.

- Section 3.06 Minimum Lot Width for Irregular Shaped Lots – The Planning Commission suggested to change the word “distance” to “width” in the last sentence. The Planning Commission would like Williams & Works (W&W) to make the change and to re-draw the two diagrams.

- Section 3.07 C – Williams & Works (W&W) to rewrite this Section to read “If such structures are permanently enclosed on any side or covered in a manner which connects to

the roof of the main building, they shall be considered part of the main building.” Ask Williams & Works if “main” or “principal” is consistent with MZEA. Change throughout the entire ordinance to be consistent and define whichever one is chosen.

- Section 3.08 Accessory Building and Uses C – Leave C as is “No part of an accessory building ...”. D. 3 c. – Change “manufactured” home parks to “mobile” home parks in the entire Ordinance. Change “principal” building to “main” building in the entire Ordinance. Also, D. 3 d. – Replace the word “No” with “Not” in the second sentence. And, add letter G. - Storage Containers as defined in Section 2.19.

- Section 3.09 Regulations Applicable to All Single-Family Dwellings – This Section should read “It is the intent of the Section to establish minimum standards of construction and appearance for all single-family dwellings placed in the Township, whether constructed on a lot or within a mobile home park ...” A. 2. – Replace the word “his” designee ... to “their” designee... Section A. – Check with Williams & Works to see if we can delete the section. A. 3. f. - Replace “Eaton” County Health Department to “Barry-Eaton” County Health Department in this Section and in the entire Ordinance.

- Section 3.10 - Temporary Uses or Buildings Requiring Zoning Administrator Authorization – A. The Planning Commission agreed to delete the last sentence starting with “Permits may be ...” A. 2. - Add “greater than” and delete “or more” to read: “Temporary sales office or model home incidental and necessary for the sale or rental of real property in a new subdivision or housing project. In any case, such temporary office or model home shall be removed when greater than fifty percent (50%) of the lots or units have been sold or leased.” A. 3. – Delete “ordinance and” in the last sentence as approved by the Planning Commission. B. 4. - Leave Section as is. B. 6. d. – The Planning Commission asked that this Section stay as written. B. 4. e. – additional verbiage added: “That a hardship exists which necessitates the use of a temporary structure during construction of a permanent structure or while being repaired as a result of a natural disaster (such as tornado, tree falling, fire, etc.)” Section F. 1. – The Planning Commission agreed to replace “parent” with “family member”. Section F. 4. – Replace “an additional” with “up to” five (5) years upon application.

- Section 3.11 Fences – B. Unless specifically provided for elsewhere in this Ordinance, a fence may not exceed a height of three (3) feet within the front yard setback area for platted properties and (4) feet within the front yard setback area for non-platted properties or a height of eight (8) feet in any other area platted or non-platted, except as noted in Section 3.11, C. and D.

- Section 3.12 Greenbelts and Landscaping B – Delete letter B.

- Section 3.14 Clear Vision Areas – Delete letters A & B (entire Section).

- The Planning Commission asked that Williams & Works review our Solar and Wind Ordinance and give suggestions for changes to be compatible with the State of Michigan regulations, so that applicants will work with the Township should any projects come into our area.

7. Public Comment: None
8. Any Other Business: None
9. Adjourn Meeting: Meeting was adjourned at 8:33 p.m.

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

APPROVED:



JUSTIN KILGORE, CHAIRMAN