

ONEIDA CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

HELD

APRIL 2, 2018

AT 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN WALTERS, MEMBERS GREEN, SCHROEDER, SCHERER, KILGORE AND SCHULTZ.

MEMBERS ABSENT: NONE.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, SUPERVISOR COOLEY, MR. MAGUIRE OF KEY REALTY, REPRESENTATIVE OF RESIDENTS REQUESTING REZONING. MR. RANSHAW PETITIONER FOR REZONING.

1. Meeting was called to order at 7:00 p.m., by Chairman Walters.
2. Pledge of Allegiance was given.
3. There were no additions to the Agenda and it was approved.
4. Minutes of December 11, 2017 were approved as amended in a Motion made by Mr. Green and supported by Mrs. Scherer. Motion Carried.
5. Chairman Walters opened the Public Hearing for the three parcels on W. Jefferson Hwy. 3735 W. Jefferson, Parcel #030-003-400-090-00, 3759 W. Jefferson Hwy., Parcel #030-003-400-095-02, 3767 W. Jefferson Hwy. Parcel #030-003-400-095-01.

Zoning Administrator Goschka explained to the Commission that the lots were too small to qualify for light industrial which requires 2 acres. They also do not meet the required 200-foot frontage requirement. The owners cannot sell the homes and get them financed because of the light industrial zoning. So, it would be better for the owners to have them rezoned to residential. And the homes across the street are zoned residential.

Administrator Goschka explained that the three home owners had applied jointly for rezoning and that there was one other home owner in the area who had decided not to join with them until it was too late to add him to the petition.

Chairman Walters called on Mr. Maguire to discuss the request. Mr. Maguire said that he has a client who wants to purchase one of the homes and cannot get it financed due to the light industrial zoning, also if the homes were to catch on fire and burn over 50% they would not be allowed to rebuild due to the zoning.

Mr. Maguire had pictures of the homes and the homes across the street showing that it was mainly a residential area. He further explained that the homes do not meet the required 25-foot setback requirements. The small home's lot it only 54 feet wide. Mr. Maguire explained that the fourth home in the area had been contacted and didn't understand that

his zoning was light industrial and his classification for taxes was residential. It was explained that Mac Kenzie Company owns the property to the west of the four homes.

Mr. Kilgore questioned if there was room at the rear of the property for expansion, Mr. Ranshaw said the railroad tracks run right behind the homes so the depth is limited.

Chairman Goschka brought the Three C's of the Master Plan to the attention of the Commission. The request should meet the requirements which are Consistency with the Master Plan, Compatible with surrounding areas, and Capability to be served by public utilities. Administrator Goschka felt that this request met those requirements.

How the property got zoned to light industrial was questioned. Mrs. Schultz explained that prior to the 1975 update of the Zoning Ordinance there were no districts, it was all spot zoning. The Industrial District was set up at that time as were all the other Districts.

After all discussion, Motion was made by Mrs. Schultz and seconded by Chairman Walters to recommend to the Township Board that the request for change of zone from Light Industrial to R-1B Medium Density Residential be approved as requested for the three parcels on W. Jefferson Hwy. whose addresses are 3735 W. Jefferson, 3759 W. Jefferson, and 3767 W. Jefferson Hwy.

Motion Carried. Mr. Maguire asked how this matter would proceed. Administrator Goschka explained that it would go to the Township Board next Tuesday and there would be a resolution by the Board to hold a Public Hearing at the May Meeting for final adoption. Public Hearing was closed.

6. Accessory Building Zoning Ordinance discussion.

Mrs. Scherer discussed the feasibility of changing the building size for accessory buildings on one acre and less subdivision lots, zoned R-1A and R-1B residential. Chairman Walters asked if we would recommend to the Township Board a reduction on square footage of lots in subdivisions allowed for accessory buildings. Mrs. Scherer and Administrator Goschka discussed simplicity of changes. Mrs. Scherer felt that the first three classifications of the old Accessory Building requirements should be re-instated. They are found on page 3.3 of the Zoning Ordinance and are Less than one acre, 800 sq. ft. and height of 14 ft., 1 acre, but less than 2 acres, 900 sq. ft., and 2 acres but less than 5 acres, 1,200 sq. ft. If these were reinstated and noted that they apply to Platted land, subdivisions zoned R-1A and R-1B, it would solve the problem.

There was much discussion on platted land and what it meant and on Agricultural requirements and residential requirements.

After all discussion it was decided that item 2 of Section 3.08 Accessory Buildings and Uses would be amended to Section 2.a. the existing Lot Size, Building GFA, and Maximum Height. A new Section 2.b. Titled Platted Subdivision Areas and would include the first three categories of the old Accessory Building Ordinance found on page 3.3 of the Zoning Ordinance. Which are Lot Size Less than one acre, Building GFA 800 sq. ft., Maximum Height

14 ft. Lot size 1 acre, but less than 2 acres, Building GFA 960 sq. ft., Maximum Height 18 ft., Lot size 2 acres but less than five acres, Building GFA 1,200 sq. ft.

After all discussion, Motion was made by Mrs. Scherer to hold a Public Hearing to incorporate the above changes to the Accessory Buildings and Uses Section 3.08 of the Zoning Ordinance. Motion was supported by Mr. Green. Motion Carried. A Public Hearing will be held at the next Meeting.

7. Public Comment: Supervisor Cooley told the Commission about the court proceedings handled by Administrator Goschka regarding the illegal wedding venue. She had attended the Hearing and testified and won the case. Supervisor Cooley said she had done an excellent job. The sentencing will take place April 27th.

Supervisor Cooley also discussed the Red Dot Property being on the Agenda for the next Meeting. It is a mini storage company.

Mr. Kilgore asked about the blighted areas on M-100. Administrator Goschka said they are working on both of them and will have to go to court soon.

Mr. Green discussed the action by the sub-committee of Eaton County Zoning in regards to the solar ordinance they are currently working on. He also discussed proximity zoning.

There was discussion on the Compost Service by the City of Grand Ledge.

After all discussion Meeting was adjourned at 8:15 p.m.

Minutes respectfully submitted by Jan Schultz.

APPROVED:

Mr. Michael Walters, Chairman