

ONEIDA CHARTER TOWNSHIP

PLANNING COMMISSION MINUTES

NOVEMBER 8, 2017

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

MEMBERS EXCUSED: NONE.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, SUPERVISOR COOLEY, REPRESENTATIVES OF A PLACE OF CHANGE MINISTRIES, AND RESIDENTS OF THE TOWNSHIP.

1. Chairman Walters called the Meeting to Order at 7:30 p.m.
2. Pledge of Allegiance was given
3. Additions to the Agenda, there were none.
4. Minutes of October 3, 2017 were approved as amended Motion made by Mr. Green and supported by Mrs. Schroeder. Motion Carried.
5. Public Hearing for A Place of Change Ministries request for Special Use Permit for four parcels at 11653 and 11615 Hartel Road.

Chairman Walters asked a Representative of the Church to discuss their request with the Board. Mr. Arrington told the Board that they were a non-denominational Church and they wanted to be a part of the community. They do not have plans for the property. No one would be living at the site and they are a place of worship and want to benefit the Community. Chairman Walters asked if they would be making changes to the outside of the building. Mr. Arrington said no, only to the inside. Chairman Walters explained that the Planning Commission would be dealing with approval or disapproval of the Special Use Permit for the Church, and that the Permit would be contingent upon the approval of a variance by the Zoning Board of Appeals to allow a 20-foot southern setback. The Ordinance requirement is a 50-foot side setback for a Church In the B-2 Zoning District. He told those present that the Planning Commission only recommends to the Township Board. The Township Board makes the final decision.

Chairman Walters asked for questions or comments from the Board. Mrs. Schultz asked if Mr. Arrington was the agent for the Church Cooperation. He said he was. She asked why the paperwork shows Reverend Eric Thomas as the agent of the Church. He said they are both representatives. Mrs. Schultz asked if the building was going to be used in the most part by Reverend Thomas for his Motivational Speaking Company. Mr. Arrington said no it would be used 100% by the Church.

Mrs. Schroeder asked if there would be offices and a secretary in the building for Eric Thomas. Mr. Arrington said no Secretary and no office for Eric Thomas would be there. The lady from the Church said Eric Thomas' business would bring business to the local hotels.

Mr. Green asked if there would be increased lighting. Mr. Cook said no.

Chairman Walters asked for questions and comments from the resident's present. Mr. Rademacher asked about the use of the back two parcels and if they could be sold and developed at a later date. It was explained that the parcels were land locked and that if they wanted to develop them at a later date they would have to come back to the Commission with an application and review. Mr. Rademacher also wanted to know if they would be having day care and what outside recreational activities they would be having. A Representative of the Church said they would not be having Day Care and a playground or outside activities.

Mr. Green read the requirements for an assembly building found on page 15-6 of the Zoning Ordinance. Zoning Administrator Goschka explained that the property could only be used for things allowed in the B-2 District of the Zoning Ordinance. She read section 15:03 number 4 of the Zoning Ordinance regarding uses and activities in the B-2 District.

Mrs. Schultz was still concerned about the paperwork that stated that Eric Thomas had complete use of the property and asked again is the building going to be used more by him or the Church. She read the document that stated that he has complete use of the entire property. The Representatives assured her that the Church would use the building more than Eric Thomas.

Zoning Administrator Goschka suggested that there be 2 Special Use Permits. One for a Church and one for an Assembly Building. She felt that this would clarify the situation and if the variance were not approved for the Church the Assembly building could still be approved.

After discussion, Motion was made by Mr. Green to recommend to the Township Board that the request for Special Use Permit for an Assembly Building be approved. Support was given by Mr. Kilgore. Motion Carried.

Then Motion was made by Mr. Green to recommend to the Township Board that the request for Special Use Permit for the Church, contingent upon approval of the variance in side setback or if the Church purchased an additional 30 feet be approved. Support was given by Mr. Kilgore. Motion Carried.

6. Discussion on Review of Section 3 and /or Section 3.08 in the Zoning Ordinance. Chairman Walters called on Mrs. Scherer to discuss this matter. She said that recently two big pole barns had been constructed in her neighborhood one for a construction business and another for a retired landscape business to store his equipment in.

Mr. Green asked how big the barns were. He was told they are 1200 square feet. One of them is located at the corner of Willow Hwy. and the other one further down on Grand Willow. Mrs. Scherer would like to check with other areas and see what their restrictions for pole barns in subdivisions are.

She noted that before the amendment of Section 3.08 the size was 800 square feet and now it is 1200 square feet. Mrs. Schroeder asked when it had been changed. Mrs. Scherer said it was changed in 2006. She explained that the size of the pole barns allowed is based on lot size and that these two pole barns are bigger than some of the houses in the Subdivision where they are located.

Chairman Walters said he realized that to change an Ordinance was no small task. He wondered if the Commission would be willing to come to the next meeting prepared to discuss Section 3.08 Accessory Buildings. And also, to look at reviewing the Master Plan and possibly updating it.

Mrs. Scherer asked if Zoning Administrator Goschka could check with surrounding areas for information on pole barns in subdivisions. It was noted that some lots in the older subdivisions are an acre in size which would allow a 2400 square foot pole barn.

7. Public Comment: Mr. Walker discussed with the Board drainage problems on Grand Willow Drive and his frustration with trying to get help with them. He had contacted the Road Commission and the Drain Commission. The Drains in the area are abandoned and the Drain Commission has no jurisdiction over them. Chairman Walters explained that we are sorry but we have no control over this type of problem.
8. Chairman Walters asked if there was any other business to come before the Commission. Zoning Administrator Goschka discussed the Wedding Barn Venue and that it would be taken to Court. They had promised to stop activity and after that held another Wedding. Also, she discussed an Event Permit that could be looked at by the Board. She said that our Attorney felt that maybe we needed to address this issue.
9. After all discussion, Meeting was adjourned at 8:45 p.m.

Minutes respectfully submitted by Jan Schultz.

APPROVED:



Mr. Michael Walters, Chairman