

**ONEIDA CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES**

October 4, 2016

**MEMBERS PRESENT: STARR, SCHROEDER, SCHERER,
GREEN, KILGORE AND SCHULTZ**

MEMBERS EXCUSED: WALTERS.

**OTHERS PRESENT: ZONING ADMINISTRATOR
GOSCHKA, SUPERVISOR COOLEY, TREASURER
PALERMO, CLERK CAMPBELL, TRUSTEE LAWRY, MR.
BEERY REPRESENTATIVE FOR MR. HANKS WHO WAS
ALSO PRESENT, AND RESIDENTS OF THE SAGINAW
HWY. AREA.**

1. Vice Chairman Starr called the Meeting to order at 7:30 P.M.
2. Approval of Agenda, Motion was made by Mr. Green and supported by Mrs. Scherer. Motion Carried.
3. Minutes of September 6, 2016 were approved as amended. Motion was made by Mrs. Schroeder and supported by Mrs. Scherer. Motion Carried.
4. Public Hearing for Special Land Use Permit request for Sundance Chevrolet to operate an Open Air Business, Vehicle Sales Lot, at 5610 Saginaw Hwy. and 5680 Saginaw Hwy. was called to order. Vice Chairman Starr asked if there was someone to speak on behalf of Sundance. Mr. Beery said he was representing Sundance Chevrolet.

Mr. Beery said the 5680 Saginaw property was 12.1 acres in size and the property that was to be leased, 5610 Saginaw Hwy. was

1.8 acres in size. He explained that there was a natural tree boundary to the west, and that a green space would separate the two properties. He discussed the management of the ground water run off for both sites and noted that they are working with the County Drain Commission. He also noted the grade of the sites the 5680 property slopes to the north and they will be raising the grade slightly. They are working on a boundary survey on both properties. They would like to have a nod from the Planning Commission before they complete the requirement of the Eaton County Drain Commission. Mr. Beery noted that there was sanitary sewer and water availability on the north west front corner of the 5680 property, however the site has a working system of its own also.

Vice Chairman Starr asked for questions from the Board. Mr. Green said that site 5610 was 1.8 acres and our Ordinance calls for 2 acres for an Open Air Sales Site, so he felt that this property did not qualify. Mr. Green also asked if they planned to re-locate the driveway as it encroaches on the neighbor's property. Mr. Beery said that they would be re-locating the drive way to the west. Mr. Green also asked about the storm water retention and disposal on property 5680. Mr. Beery explained that it had been addressed with the Eaton County Drain Commission and that the culvert that is already there will handle the flow.

Mrs. Schultz asked Zoning Administrator Goschka about the Special Land Use Permit. She felt that this is one business and has much more than the 2 acres needed to meet the Ordinance requirement for Open Space Business. Zoning Administrator

Goschka agreed as did Supervisor Cooley. It was also felt that only one Special Land Use Permit was needed for the sites.

Mr. Kilgore asked if they planned to keep the house on 5610. Mr. Beery said that they did and that it had already been rented

Vice Chairman Starr asked if there were further questions. Supervisor Cooley asked about lighting at the site. He would like to see it directed down and like the lighting at the existing Sundance Site. Mr. Hanks said that it would be directed at the front and like the existing lighting they have at their current site.

Zoning Administrator Goschka asked about the use of a P.A. System. Mr. Hanks said they would have one and the speakers would be directed towards Saginaw Hwy. Mrs. Schultz asked about loading and unloading. Mr. Hanks said they would be unloading and loading at the existing site to the west. A neighbor of the site asked about a line of trees to screen the property to the east. Mr. Hanks said they could do that but there is already a tree line that screens that area.

Vice Chairman Starr asked for further discussion or questions. There were none.

Motion was made by Mrs. Schultz and supported by Mrs. Schroeder to recommend to the Township Board that the request of Sundance Chevrolet for Special Land Use Permit to allow Open Air Business-(Vehicle Sales) on lots 5610 and 5680 Saginaw Hwy. be approved, as one Special Land Use Permit which will include both properties. Motion carried with one no vote from Mr. Green.

5. Public Comment: There was none.
6. Review Sign Placement on Township Owned Property. The Township Clerk had provided a sample Resolution to stop placement of signs on Township Property. Mr. Campbell said that MTA had provided this Resolution as this was a big problem for elections. Mrs. Schultz said there is a State Law that election signs cannot be closer than 100 feet from the front door. Mrs. Scherer said there were signs all over last election day. Clerk Campbell said they could even park a truck with a bill board sign in the parking lot.

Supervisor Cooley and Mrs. Schultz and Vice Chairman Starr commented on this being too much government.

Vice Chairman Starr asked if this would include the cemeteries and the road right-of-way. Clerk Campbell said it would not include the road right of ways, but would include the cemeteries. There was much discussion on this topic which included discussion on garage sale signs, graduation party signs, and what the impact would be on the general public.

After much discussion, Motion was made by Mr. Green to table the Resolution for Restriction of Signs on Township Property. Support was given by Mrs. Schroeder. Motion passed with one no vote by Mrs. Schultz.

Vice Chairman Starr asked if there were any further business. There was none. Motion to adjourn was made by Mr. Green and supported by Mrs. Schultz at 8:15 p.m.

Minutes respectfully submitted by Jan Schultz.

APPROVED:

CHAIRMAN

DRAFT

DRAFT