

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD

July 7, 2020

AT 7:00 P.M.

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

MEMBERS EXCUSED: STAHELIN

OTHERS PRESENT: SUPERVISOR COOLEY, ZONING ADMINISTRATOR GOSCHKA, TRUSTEE SCHULTZ, APPLICANTS REQUESTING CHANGE OF ZONE, AND SPECIAL LAND USE PERMIT. AND THREE RESIDENTS OF THE TOWNSHIP.

1. Call to Order by Chairman Kilgore at 7:00 p.m.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of February 10, 2020 were approved in a Motion made by Mr. Green and supported by Mr. Walters. Motion Carried.
5. Public Comment: There was none.
6. Public Hearing at 7:05 p.m. Petition for a change of Zone from A-1 Agricultural to B-2 General Business District, at 11508 Hartel Road, Grand Ledge, MI. Chairman Kilgore asked Petitioner Mr. Ayotte if he would like to discuss the request with the Board. He said it was pretty straight forward. Mr. Green asked if there were any plans as to the use of the land. Mr. Ayotte said that the property was for sale and he felt that the change to B-2 would be advantageous.

Mrs. Schroeder asked what was the advantage of rezoning. Mr. Ayotte said it would enhance the sale if rezoned. He discussed selling it as more than one parcel. Mr. Green said it would be hard to do because of the 165 front foot requirement.

Zoning Administrator Goschka said that the front foot requirement for B-2 General Business was less, and that the property in question was already on the Future Land Use Plan as B-2.

Chairman Kilgore asked if there were any more questions or comments. There were none.

Motion to recommend approval of the request to rezone the property at 11508 Hartel from A-1 Agricultural to B-2 General Business was made by Mrs. Schroeder. Support was given by Mrs. Scherer. Motion Carried.

Mr. Ayotte was advised by Zoning Administrator Goschka that this request would be on the Agenda for the Township Board Meeting next Tuesday.

Chairman Kilgore suggested that the Commission discuss the Master Plan Open House in the time before the next Hearing. There was discussion on the dates to hold it and how to hold it.

Whether to have a physical Meeting or an on line web site Meeting or a Hybrid which would be some of both. It was the general consensus of the Commission to hold a Hybrid Meeting. Zoning Administrator Goschka said she could talk to Mr. Piggott and see how Survey Monkey and Virtual Meeting had worked as well as the physical aspect. She also discussed doing something out side in a tent in the fall.

Mr. Green said we are not sure what the capacity restrictions will be in the future. Chairman Kilgore discussed dates in mid-August and September. Zoning Administrator Goschka said she could talk with Mr. Piggott about how Hybrid Meetings work. She said it was helpful to know what everyone was thinking of. Mr. Green wondered about the interest in public versus internet. Mr. Kuhlman suggested putting something out at the August Election to find out the interest of the Residents.

The Boards sent by Mr. Piggott were discussed by the Commission and Zoning Administrator noted that there were some corrections needed.

7. 7:20 Public Hearing was called to order by Chairman Kilgore. It was a request to rezone from M-1 Light Industrial to R-1A Low Density Residential at the property located at 3067 E. Grand Ledge Hwy. He asked the Petitioner to discuss the request with the Commission. Petitioner was Paula Thompson, speaking for her was Mrs. Kathy Carpenter, daughter and power of attorney. She said that the reason for change of zone was to allow them to sell the property and get a conventional mortgage.

Mr. Walters asked when the home was built. Mrs. Carpenter said she did not know but it was quite some time ago. Mr. Green said if it were rezoned it would be surrounded by M-1 and be an island and a spot zoning. Zoning Administrator Goschka said that it would be contiguous with the Residential Property across the road. Mr. Walters discussed a recent property that had been rezoned nearby. He wondered about how the property was zoned M-1. Zoning Administrator Goschka said that in 1975 when the New Zoning Ordinance was done to stop spot zoning is when the Township set up districts and this area was set up as M-1 at that time.

Chairman Kilgore asked if there was any further discussion. There was none.

Motion was made by Mr. Walters to recommend to the Township Board that the property at 3067 E. Grand Ledge Hwy. be rezoned from M-1 Light Industrial to R-1A Low Density Residential. Support was given by Mrs. Schroeder. Motion Carried.

Mrs. Carpenter was advised that the request would be on the Township Board Meeting Agenda next Tuesday.

8. 7:40 Public Hearing: Chairman Kilgore called the Hearing to Order. It was to hear a request for application for Special Land Use for Open Air Business at 5998 E. Saginaw Hwy. Grand Ledge, MI. The property is owned by Mr. O'Brien. Existing zoning is B-2. The Open-Air Business is Michigan Dutch Barns. They manufacture and sell ready made storage and barn buildings. Chairman Kilgore asked Mr. O'Brien to discuss the request. Mr. O'Brien said he felt that the owner of the Company could better discuss the request. Mr. Schwartz said that they are out of Lake Odessa and they started the business in 1988, they sell portable structures. They sell a

quality product and they felt that it dressed up the site, which is a car lot. They also thought it would be allowable in the B-2 District and did not know they needed an Open-Air Special Land Use Permit. So, the buildings are already there and they have an office there too. He noted that Mr. O'Brien is still in charge of property maintenance. He said they have set hours and 4 or 5 locations around the state.

It was noted that there was one note of opposition about the project with no reason stated. Mr. Walters asked what was unique about the business. Mr. O'Brien said \$470.00. Zoning Administrator Goschka explained that zoning allows the body shop and Mr. O'Brien's Auto Dealership License but it does not allow the Open-Air Business, and that is the reason a permit is needed. She said she also needed to check the setback requirements and would need a new site plan. Mr. Schwartz said he would provide one.

Chairman Kilgore asked if there was any further discussion or comments. There were none. Motion was made by Mr. Walters to recommend approval to the Township Board of the Special Land Use for Open Air Business at 5998 E. Saginaw Hwy. to allow Michigan Dutch Barns to operate an Open Air Business there, contingent upon all requirements for Special Land Use Open Air Business being met including a new Site Plan being forwarded to Zoning Administrator Goschka with the proper set back requirements being met. And a schedule of set hours for the business. Motion was supported by Mrs. Scherer.

9. Public Comment: There was none.
10. Any Other Business: There was none.
11. Meeting was adjourned at 7:58 p.m.

Minutes Respectfully submitted by Jan Schultz and Melissa Goschka

APPROVED:



Mr. Justin Kilgore, Chairman