

ONEIDA CHARTER TOWSHIP PLANNING COMMISSION MEETING

HELD MAY 4, 2021

AT 7:00 P.M.

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

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, MR. PIGGOTT OF ROWE PROFESSIONAL SERVICES, AND JAN SCHULTZ.

1. Meeting was called to order at 7:00 p.m. by Chairman Kilgore.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of April 6, 2021 were approved in a Motion made by Mrs. Schroeder and supported by Chairman Kilgore. Motion Carried.
5. Public Comment: There was none.
6. Pre-Public Hearing Draft Master Plan with Rowe Professional Services. Chairman Kilgore asked Mr. Rowe to review the Draft Master Plan with the Commission. Mr. Rowe noted that the Future Land Use Plan was not included in the Draft but would be available soon. He also noted that there was an issue with Saginaw Hwy. not showing up on some of the maps. He mentioned that 2 Appendix and the information from the Survey and Open House would be included in the Final Plan.

He wanted to be sure that the Commission was aware of the Strategic Implementation Plan which covers the next five years and what needs to be addressed. The Plan is found on page 9-1 of the Draft. He told the Commission that he had drafted the Plan and two other persons had reviewed it, but he would still appreciate notice of any needed corrections or typos.

He reviewed the Draft Plan with the Commission. He started with Chapter One and asked the Commission for any corrections or typos. Mr. Green asked where the Commission was in the process. Mr. Piggott said once the Commission is happy with the Plan then it will be sent to the Township Board for a 63-day review period, then the Public Hearing will be held and then the Planning Commission can adopt the Plan, after the Commission adopts the Plan then the Township Board can adopt the Plan if they are agreeable, or they can send it back to the Planning Commission for revisions.

Mr. Walters discussed the census data and noted that it was not current, it was from 2010 and 2017. He asked why it was not the 2020 data. Mr. Piggott said that the 2020 data was not available yet and that there would be very little difference based on the way that the census is averaged out. Mr. Piggott said they could correct this section based on the 2019 ACS. Chairman Kilgore asked if the Census data could be updated and if there would be an additional cost. Mr. Piggott said it could be updated.

Mr. Kuhlman read from the internet the tentative dates for release of the census information for 2020. Mr. Piggott will check. He did not believe there would be an extra cost. He did not feel the information would be much different than what is shown in the Draft due to the procedures used by the Census Bureau. Mr. Walters referred to page 2-12 regarding occupancy

from 2010. He noted this information is eleven years old. Chairman Kilgore asked if we could proceed and make changes to the Census Material at a later date. Mr. Piggott said yes, the Commission could make changes until the end of the process at any time.

Mr. Kuhlman said that the County does have some of this information available. Mr. Stahelin said he had worked with the County and the Census contacted them for information.

Mr. Piggott said if the Planning Commission would like the information updated to the 2019 ACS that would not be a problem. Chairman Kilgore said we might not ever be 100% accurate but he would like to see the most up to date figures and the Commission agreed.

Mrs. Schroeder addressed pages 2-7 and 2-8, and 2-9 where the charts were split between the two pages. She would like to see the charts all on one page.

The Commission moved to Chapter 4. Agricultural and Natural Resources. Mr. Piggott asked if there were any corrections. Mrs. Schroeder noted that the maps addressed on page 4-7 showing topography were not found. Mr. Piggott said this will be corrected.

Zoning Administrator Goschka asked about removing one quarter one quarter zoning from Plan as it had been removed from the Boards. Mr. Piggott said they could be removed. Zoning Administrator Goschka asked if they were required under the Michigan Zoning Enabling Act. Mr. Piggott said they were not required. There was a discussion on development and the need for PDR and TDR. It was decided that it was best to leave them in as they might be needed in the future.

The Commission moved to Chapter 5. Public Services and Community Facilities. Mr. Piggott asked if there were any corrections. Mr. Green addressed page 5-1. He felt that the line regarding negotiations on the water and sewer agreement should be left out.

Mr. Piggott discussed the Well Head Regulations-Grand Ledge Protection Area. Mr. Walters and Zoning Administrator Goschka agreed that the Well Head Regulations-Grand Ledge Protection Area section should be left in, because when we get a water and sanitary sewer agreement, we will need this.

The Commission moved to Chapter 6. Public Engagement. Mr. Piggott asked if there were any corrections. There were none.

The Commission moved to Chapter 7. Goals, Objectives, and Strategies. Mr. Piggott asked if there were any corrections. There were none.

The Commission moved to Chapter 8. Future Land Use Plan. Mr. Piggott asked if there were any corrections. He discussed Manufacturing Housing Developments and the attorney's opinion that it doesn't have to be on the Future Land Use Map but should be kept in the Master Plan and Zoning Ordinance. Mr. Green noted that the Commission had recently changed the word (church) in the Zoning Ordinance to (Places of Worship.)

Mr. Piggott noted that Conservation Area F-1 is covered by the Building code and should be deleted from the Master Plan. There was discussion on what the Recreation Map was. It is the Future Land Use Map. Chairman Kilgore discussed the keeping of R-4 and RM-1.

Mr. Piggott discussed page 8-4 the 40 acres required for a Manufactured Housing Development. He noted that page 8-8 says a minimum of 10 acres which is reflective of the Zoning Ordinance. He said you can't make a go of a Manufactured Home Development on 10 acres. He also noted that Manufactured Home Parks should be deleted from RM-1 High Density Residential.

Mr. Piggott again noted that the Future Land Use Map was missing but will be available soon and that cell towers will now be on the Map as Agricultural as will the Consumers Power Sub Station. He further noted that the area west of Grand Ledge Hwy. will be shown as industrial and the subdivision in the far west of the Township will be shown as Agricultural also.

Mr. Piggott discussed Plan Maintenance and Update as found on page 9-2 of Chapter 9 Implementation Plan. He noted that the Planning Commission must make a report each year to the Township Board on its activities. It should contain a look at the past year and future year plans. He also discussed the Five-Year Review of the Master Plan that is required. He asked if due to the fact that it was getting late, it might be good to come back for one more meeting to discuss the Implementation Plan in Chapter 9 and the Strategies. This would give the Commission time to review them, and at another meeting they could be discussed and reviewed for any changes. He asked that the Commission Members get any changes to the Zoning Administrator and she could forward them to him for the next meeting. The Commission felt this was a good idea.

Therefore, the assignment for the Planning Commission is to review the Implementation Plan in Chapter 9, page 9-1 thru 9-6 and decide what should be accomplished and /or if something was omitted or should be added and if there are any corrections.

Chairman Kilgore thanked Mr. Piggott for his hard work and assistance. Mr. Piggott said he wants the Planning Commission for be agreeable with what is in the plan and to know why it is there.

7. Public Comment: There was none.
8. Any Other Business: There was none.
9. Adjourn Meeting: Chairman adjourned the Meeting at 8:48 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka.

APPROVED:

MR. JUSTIN KILGORE, CHAIRMAN