

**ONEIDA CHARTER TOWNSHIP AGENDA**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**

**Tuesday, February 10, 2026 - 7:00PM**

- 1.** Call meeting to order
- 2.** Pledge of Allegiance
- 3.** Additions to the agenda
- 4.** Approval of meeting minutes of January 13, 2025
- 5.** Correspondence
- 6.** Public Comment
- 7.** Township Office Reports
  - a. Treasurer's Report
  - b. Bills To Be Paid
  - c. Eaton County Sheriff's Report
  - d. GLAESA Report
  - e. Planning Commission Report
  - f. Clerk Report
  - g. Cemetery Report
  - h. Assessor Report
  - i. Zoning Report
- 8.** PA116 Application for 030-035-200-003-01 David Edwards
- 9.** International Fire Code Ordinance
- 10.** GLAESA Resolution
- 11.** Resume- Road Improvement Agreement
- 12.** Building Code Official
- 13.** Planning Commission Vacancy Appointment
- 14.** Ordinance to amend Zoning Ordinance and Zoning Ordinance Map to rezone parcel #030-076-600-240-01, 13503 N. Hartel Rd., Grand Ledge, MI, from R-1B Residential District to B-1 Local Business District
- 15.**
- 16.**
- 17.**
- 18.** Public comment
- 19.** Board comment
- 20.** Adjourn meeting

DRAFT

**ONEIDA CHARTER TOWNSHIP**

**REGULAR BOARD MEETING**

**January 13, 2026- DRAFT**

MEMBERS PRESENT: Supervisor Rick Jones, Clerk Michaela Mosher, Treasurer Melissa Goschka, Trustee Jeri Haddix, Trustee Thomas Campbell, Trustee Janet Schultz, Trustee Madelyne Lawry

MEMBERS ABSENT: None

OTHERS PRESENT: Robert Brown, Jim Helfrich, Keith Weaver, Assessor Justin Kilgore, Cemetery Coordinator Jackie Kilgore, Mike Schaefer, Deputy Supervisor Terrie Kosbar, Code Enforcement Officer Eric Hafner, Fire Chief Michael Roman, Jackie Pena-Klanecky

1. The meeting at Oneida Township Hall, 11041 Oneida Road was called to Order by Supervisor Jones at 7:00pm.
2. Pledge of Allegiance.
3. Addition to the agenda- Motion to add Item 12. Road Improvement was offered by Rick Jones and supported by Michaela Mosher. Motion carried.
4. Motion to accept December 9 & December 30, 2025, meeting minutes as presented was offered by Janet Schultz and supported by Melissa Goschka. Motion carried.
5. Correspondence from Comcast and ITC was shared.
6. Public comment was held.
7. Township Office Reports
  - a. Treasurer's Report was provided by Melissa Goschka and will be placed on file. Melissa informed the Board Carolyn Stevens has been hired as Deputy Treasurer. Melissa made a motion to approve signers for bank accounts as follows: Melissa Goschka, Michaela Mosher, and Carolyn Stevens. Supported by Rick Jones. Motion carried unanimously.
  - b. Motion to approve the bills as presented was offered by Melissa Goschka and supported by Thomas Campbell. Motion carried.
  - c. Sheriff's report: no report was given.
  - d. GLAESA report provided by Chief Roman. Noted recent house fire on Benton Rd. Fire was managed by a solo firefighter who did a remarkable job. Chief Roman reminded residents that there are free smoke detectors and CO alarms available at the Fire Barn. Contact GLAESA for more information.
  - e. Planning Commission Annual Report was provided by Melissa Goschka and will be placed on file. Annual Report can also be found on the Township's website at <https://oneidatownship.org> under board meeting agendas, January 13, 2026 meeting.
  - f. Clerk report was provided by Michaela Mosher. Michaela Mosher now offers Notary services to the public free of charge located at the Oneida Township Hall during business hours or by appointment.
  - g. Cemetery Coordinator Jackie Kilgore provided cemeteries report. This month Jackie has met a few families interested in purchasing a plot or niche. Jackie shared the fence at Pioneer Cemetery was repaired.
  - h. Assessor's report provided by Justin Kilgore. Justin noted this being a busy time of year for assessors canvassing. Any personal property located on business property during

canvas is assessed for the business. Change notices will be out around the 14<sup>th</sup> of February. A notice will be circulated in The County Journal soon entailing the March Board of Review dates and times.

- i. Zoning Report provided by Code Enforcement Officer Eric Hafner. Eric reported he has been searching for a hearing officer and has one potentially interested in the role.
8. Resolution to establish 2026 Poverty Exemption Guidelines as presented was offered by Janet Schultz and supported by Michaela Mosher. Upon roll call vote:

Yeas: Thomas Campbell, Michaela Mosher, Melissa Goschka, Madelyne Lawry, Janet Schultz, Rick Jones, Jeri Haddix

Nays: None.

The supervisor declared the resolution passed (7-0).

9. Data Center Moratorium conversation was held. Resolution to adopt the Ordinance Establishing Data Center Moratorium as presented was offered by Thomas Campbell and supported by Melissa Goschka. Upon roll call vote:

Yeas: Janet Schultz, Rick Jones, Jeri Haddix, Thomas Campbell, Michaela Mosher, Melissa Goschka, Madelyne Lawry.

Nays: None.

The supervisor declared the resolution passed (7-0). Ordinance will be filed and published accordingly.

10. MTA Sample- Noxious Weeds Ordinance was discussed. Rick Jones requested Board direction regarding the potential adoption of a noxious weeds ordinance that would allow the Township to have the Code Enforcement Officer address the issue. Following discussion, the board did not indicate support for moving forward, and no motion was made. The board took no action and the matter was dropped.
11. Cemetery Deed Transfer- A motion to approve the cemetery deed transfer for Lorie Cole as presented was offered by Melissa Goschka and supported by Rick Jones. Motion carried.
12. Road Improvement Agreement. Rick Jones supplied the board with information from the Eaton County Road Commission regarding suggested projects for 2026. Upon discussion the board requested more time to review the information provided. Motion to table discussion of Road Improvement Agreement until the next regular meeting was offered by Michaela Mosher and supported by Janet Schultz.
13. (Blank on the agenda)
14. Public Comment was held.
15. Board comment was held. Melissa Goschka mentioned to residents signing up for the Township's website notifications that if they have not received emails, to check their spam folder. Janet Schultz requested Chief Roman to research the International Fire Code for possible adoption by Oneida Charter Township. A reminder was shared that GLAESA meetings are held at the Fire Station Training Room, scheduled on the 3rd Monday of each month at 6:00 p.m., public welcome.
16. Meeting adjourned at 8:00pm.

DRAFT

APPROVED:

\_\_\_\_\_

Supervisor

\_\_\_\_\_

Clerk

**Consumers Energy**

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US POSTAGE PAID  
CONSUMERS ENERGY CO

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**STATE OF MICHIGAN  
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION**

**NOTICE OF HEARING**

**FOR THE ELECTRIC CUSTOMERS OF CONSUMERS ENERGY  
COMPANY**

**CASE NO. U-21783**

- Consumers Energy Company requests Michigan Public Service Commission for Accounting and Rate Making Approval of Depreciation Practices for Electric and Common Utility Plant.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 800-477-5050, for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

**DATE/TIME:** Thursday, February 12, 2026 at 9:30 AM

**BEFORE:** Administrative Law Judge Theresa A.G. Staley

**LOCATION:** Video/Teleconferencing

**PARTICIPATION:** Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at [LARA-MOHR-PSC@michigan.gov](mailto:LARA-MOHR-PSC@michigan.gov) in advance of the hearing.

\*\*\*\*\*AUTO\*\*ALL FOR AADC 488  
Spvr, Township of ONEIDA  
11041 Oneida Rd  
Grand Ledge MI 48837-9448



**REC.**  
JAN 14 2026

Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) December 30, 2025 petition requesting the Commission to: 1) approve the depreciation accrual as proposed, resulting in an increase of 6.50% from currently approved depreciation rates, or approximately \$33.6 million based on December 31, year-end plant balances, for accounting and ratemaking purposes, for Consumers Energy's electric and common utility plant; 2) grant all of Consumers Energy's requested accounting approvals; 3) approve that the proposed depreciation rates become effective with the effective date of new electric rates set by the Commission's final order in the next electric rate case after the approval of the proposed depreciation rates; 4) approve that Consumers Energy's next electric depreciation rate case be filed five years from the date of actual implementation of the proposed depreciation rates; and 5) grant Consumers Energy such other and further relief as may be just and reasonable.

Documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance with e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-C-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by February 5, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, 1 Energy Plaza, Jackson, MI 49201.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To appear in person, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21783. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

**THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE, REJECT, OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.**

2602-E



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JACKSON MI 49202

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**STATE OF MICHIGAN  
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION  
NOTICE OF HEARING**

**FOR THE GAS CUSTOMERS OF  
CONSUMERS ENERGY COMPANY**

**CASE NO. U-21887**

- Consumers Energy Company requests Michigan Public Service Commission for approval of a gas cost recovery plan and authorization of gas cost recovery factors for the 12 months ending March 31, 2027
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company One Energy Plaza, Jackson, MI 49201, 800-477-5050, for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

**DATE/TIME:** Wednesday, February 11, 2026 at 9:30 AM

**BEFORE:** Administrative Law Judge Jonathan F. Thoits

**LOCATION:** Video/Teleconferencing

**PARTICIPATION:** Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at [LARA-MOHR-PSC@michigan.gov](mailto:LARA-MOHR-PSC@michigan.gov) in advance of the hearing.

\*\*\*\*\*AUTO\*\*ALL FOR AADC 488  
Spvr, Township of ONEIDA  
11041 Oneida Rd  
Grand Ledge MI 48837-9448



**RECEIVED**

JAN 14 2026

Michigan Public Service Commission (Commission) will hold a pre-hearing under Consumers Energy Company's (Consumers Energy) December 22, 2025 action requesting the Commission to: 1) approve Consumers Energy's Gas Recovery (GCR) Plan and authorization of GCR factors for the 12-month period April 2026 through March 2027, as proposed; 2) authorize monthly GCR factors for the period April 2026 through March 2027 consisting of the sum of two: (i) a base factor of \$3 9420 per Mcf; plus, (ii) additional amounts contingent on future events, determined using the GCR Factor Ceiling Price Adjustment Mechanism, as proposed by Consumers Energy, or such higher rates as may be lawful and reasonable; 3) review Consumers Energy's plans and actions through March 2031, find that the five-year plan is reasonable and prudent, and indicate that, on the basis of present evidence, there are no cost factors which the Commission would be unlikely to permit Consumers Energy to recover from its customers in the future; and 4) grant Consumers Energy such relief and further relief as is lawful and appropriate, including approval of higher rates and factors than proposed and requested by Consumers Energy's if circumstances warrant.

Documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/sf/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: [LARA-MPSC-edockets@michigan.gov](mailto:LARA-MPSC-edockets@michigan.gov). If you require assistance with e-filing, contact Commission staff at (517) 284-8090 or by email at: [LARA-MPSC-edockets@michigan.gov](mailto:LARA-MPSC-edockets@michigan.gov).

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by February 4, 2026. (Interested persons may elect to file using the traditional paper format.) Proof of service shall indicate service upon Consumers Energy Company's Regulatory Department – Regulatory, 1 Energy Plaza, EP11-229, Jackson, MI 49201.

The hearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To appear in person, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21887. Statements may be emailed to: [LARA-MPSC-edockets@michigan.gov](mailto:LARA-MPSC-edockets@michigan.gov). Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy, Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982-PA 304, as amended, MCL 460.6h et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

**CONSUMERS ENERGY COMPANY HAS REQUESTED THE GAS COST RECOVERY FACTORS DESCRIBED IN THIS NOTICE. THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE, REJECT OR AMEND THE FACTORS AND OTHER PROPOSALS.**

2601-G

## ACCOUNT BALANCES

### CASH DEPOSITS

	<u>12/31/2025</u>	<u>01/31/2026</u>
Cash Box	\$ 200.00	\$ 200.00
<b>TOTAL</b>	<b>200.00</b>	<b>200.00</b>

### DART BANK- Operations:

General Fund Checking	198,274.20	\$219,905.89
General Fund Savings .80%	347,446.31	250,185.69
<b>TOTAL</b>	<b>\$545,720.51</b>	<b>\$470,091.58</b>

### SAVINGS ACCOUNTS:

Consumers Credit Union Savings	\$ 25.00	\$ 25.00
Flagstar Savings 2.48%	\$251,539.71	<b>\$252,063.65</b>
MI Class-Gen Fund Avg. 3.8421%	\$329,100.35	<b>\$330,175.89</b>
<b>TOTAL</b>	<b>\$580,665.06</b>	<b>\$582,264.54</b>

### CERTIFICATES OF DEPOSIT

	<u>RATE</u>	<u>MATURITY</u>		
Consumers C U	4.00%	10/01/2026	\$226,640.00	<b>\$227,396.29</b>
Dart Bank CD 1	3.80%	04/17/2026	\$ 50,000.00	<b>\$ 50,087.33</b>
Eaton Comm. CD1	3.98%	03/31/2026	\$ 84,440.66	<b>\$ 84,440.66</b>
Eaton Comm. CD2	3.85%	10/20/2026	\$ 80,601.75	<b>\$ 80,601.75</b>
Union Bank CD	4.00%	07/02/2026	\$212,622.93	<b>\$214,766.64</b>
<b>TOTAL</b>			<b>\$654,305.34</b>	<b>\$657,292.67</b>

	<u>12/31/2025</u>	<u>01/31/2026</u>
<b>TOTAL DEPOSITS</b>	<b>\$ 1,780,890.91</b>	<b>\$1,709,848.79</b>

<i>Winter Tax Receiving Dart</i>	\$ 2,673,494.98	\$3,623,002.92
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Melissa A. Goschka, Treasurer

## ACCOUNT BALANCES

### CASH DEPOSITS

	<u>12/31/2024</u>	<u>01/31/2025</u>
Cash Box	\$ 200.00	\$ 200.00
<b>TOTAL</b>	<b>200.00</b>	<b>200.00</b>

### DART BANK- Operations:

General Fund Checking	\$ 152,516.16	\$241,182.38
General Fund Savings .80% APY	142,309.08	144,081.39
<b>TOTAL</b>	<b>\$294,825.24</b>	<b>\$385,263.77</b>

### SAVINGS ACCOUNTS:

Consumers Credit Union Savings	\$ 25.00	\$ 25.00
Flagstar Savings 3.25% APY	\$243,912.03	\$244,575.81
MI Class ARPA CLOSED	\$ .00	\$ .00
MI Class-Gen Fund Avg. 4.5100% APY	\$315,211.48	\$316,421.11
<b>TOTAL</b>	<b>\$559,148.51</b>	<b>\$561,021.92</b>

### CERTIFICATES OF DEPOSIT

	<u>RATE</u>	<u>MATURITY</u>		
Consumers C U	4.746%	10/01/2025	\$216,451.82	\$217,321.92
Dart Bank CD 1	4.67%	04/17/2025	\$128,448.51	\$128,448.51
Eaton Comm. CD	4.89%	03/29/2025	\$ 80,986.52	\$ 80,986.52
Union Bank CD	5.25%	07/02/2025	\$202,596.16	\$205,226.03
<b>TOTAL</b>			<b>\$628,483.01</b>	<b>\$631,982.98</b>

	<u>12/31/2024</u>	<u>01/31/2025</u>
<b>TOTAL DEPOSITS</b>	<b>\$ 1,482,656.76</b>	<b>\$1,578,468.67</b>
<i>Winter Tax Receiving Dart</i>	<i>\$ 2,943,213.36</i>	<i>\$3,438,601.91</i>

  
 \_\_\_\_\_  
 Melissa A. Goschka, Treasurer

# Oneida Charter Township

**101-000-001.000 DART GENERAL FUND CHECKING Ending Balance: \$210,811.22**

Date	Ref No.	Payee Account	Memo	Payment	Deposit	Stat Attachments	Balance
01/30/2026	eft ADP	ADP	payroll taxes	\$5,852.11			\$213,999.14
01/30/2026	eft ADP	-Split-ADP	payroll 1/30/26	\$16,343.54			\$219,851.25
01/29/2026	22560	John Hancock	Jan 2026 Payroll	\$2,729.25			\$236,194.79
01/29/2026	22559	MICHIGAN TOWNSHIPS ASSOCIATION	Order#485820 2026 Capital Conference	\$200.00			\$238,924.04
01/26/2026	22558	MANER, COSTERISAN	INV# 78138 QBO	\$159.60			\$239,124.04
01/26/2026	22557	WILLIAMS & WORKS	INV#101992 ZO Review	\$282.50			\$239,283.64
01/21/2026	22556	BS&A SOFTWARE	INV#165604 tax system annual service/support fee 2/1/26-2/1/27	\$681.00		1	\$239,566.14
01/21/2026	22555	TOTAL SECURITY, LLC	INV#18888 alarm monitoring	\$105.00		1	\$240,247.14
01/20/2026	22554	EATON COUNTY CONTROLLER	INV#2026-00000008 12/16/25-12/22/25	\$2,600.00		1	\$240,352.14

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Attachments	Balance
01/20/2026	22553	Check Maria King	Fire insurance withholding check- Demo complete, return withholding to homeowner	\$16,025.00		I	\$242,952.14
01/16/2026		Transfer 101-000-002.100 DART GENERAL FUND RECEIVING	Transfer for FDIC Compliance		\$110,000.00	I	\$258,977.14
01/13/2026	22552	Check RING CENTRAL INC	CD_001268260 11/2-12/01/25	\$184.99		I	\$148,977.14
01/13/2026	22551	Check 101-265-920.000 TOWNSHIP HALL:UTILITIES	Voided - quote#000353 new firewall and installation	\$0.00			\$149,162.13
01/12/2026	22550	Check DART BANK	MS365 subscription, granger, wow internet	\$1,376.65		I	\$149,162.13
01/12/2026	22549	Check -Split- QUADIENT LEASING	INV#62515123 meter rental, online maintenance	\$131.40		I	\$150,538.78
01/12/2026	22548	Check 101-101-955.000 TOWNSHIP BOARD:POSTAGE	ArcGIS software quote #26328103	\$700.00		I	\$150,670.18
01/12/2026	22547	Check 101-257-956.000 ASSESSOR:MISCELLANEOUS	twp hall electric, street lights	\$2,211.69		I	\$151,370.18
01/12/2026	22546	Check -Split- EATON COUNTY TREASURER	list attached, remaining drain assessment levies	\$18,154.53		I	\$153,581.87

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Attachments	Balance
01/09/2026	Check	101-445-700.445 DRAIN AT LARGE	2025 transfer state farm fire ins check - to be deposited in GFC and then taken out of GFC per auditors		\$16,025.00	1		\$171,736.40
	Transfer	101-000-002.100 DART GENERAL FUND RECEIVING						
01/08/2026	22545 Check	DEWITT FENCE COMPANY 101-567-930.000 CEMETERY:REPAIR & MAINTENANCE	fence replacement- pioneer	\$1,290.00		1		\$155,711.40
01/08/2026	22544 Check	FAHEY SCHULTZ BURZYCH RHODES PLC	review zoning ordinance, correspondence, drafting	\$2,239.94		1		\$157,001.40
01/05/2026	22543 Check	RING CENTRAL INC 101-265-920.000 TOWNSHIP HALL:UTILITIES	twp phones jan 2026	\$184.72		1		\$159,241.34
01/05/2026	22542 Check	HAMMOND FARMS LANDSCAPE SUPPLY	12/1/25-12/31/25 yard waste for residents	\$12.40		1		\$159,426.06
01/05/2026	22541 Check	101-528-100.00 TOWNSHIP BOARD:RUBBISH DISPOSAL (yard waste) Madeira Networks LLC	INV#24015 IT Services	\$550.00		1		\$159,438.46
01/02/2026	eft Check	101-101-740.000 TOWNSHIP BOARD:OPERATING SUPPLIES ADP 6560 OTHER FUNCTIONS:Payroll Expenses	payroll bundle	\$284.30		1		\$159,988.46

# EATON COUNTY 911

## Number of Events by Nature

Oneida Township January 2026

Nature	# Events
PROPERTY DAMAGE CRASH	1
TRAFFIC STOP	1
Total	2

**ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION  
HELD ON FEBRUARY 3, 2026  
AT 7:00 P.M.**

**MEMBERS PRESENT: VICE CHAIRMAN FOSTER, MEMBERS SCHROEDER, SCHERER, HADDIX AND CASEY.**

**EXCUSED: CHAIRMAN DEMBOWSKI, ONE VACANT POSITION**

**OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, JAN SCHULTZ, ERIC HAFNER, KEITH WEAVER, ROBERT BROWN AND APPLICANT HEATHER HENDGES.**

1. Call to order.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Draft Minutes of January 6, 2026. Motion to approve the minutes as presented was made was made by Mrs. Schroeder and supported by Mr. Casey. Motion Carried.
5. Public Comment: There was none.
6. Public Hearing Rezoning Request – Parcel #030-076-600-240-01, 13503 N. Hartel Rd. from R-1B Residential to B-1 Local Business.

Motion to go into Public Hearing was made by Mrs. Scherer and supported by Mrs. Schroeder. Motion Carried. Public Hearing open.

Vice Chairman Foster asked Zoning Administrator Goschka to discuss the request. She said that the current zoning was R1-B Residential, and the request was to rezone the property to B-1 Local Business for a professional office building for multiple uses. She noted that it had been a home with a chiropractic office in the past and has been in ill repair for many years. She also noted that the request did not follow the future land use map in the Master Plan, but that the Planning Commission was not bound to the future land use map.

Vice Chairman Foster told the Board that this property is located at the entrance to Burt Avenue with farmland to the north, the Grand Ledge Industrial Park and Dollar Store to the east that are located within the City of Grand Ledge, a church to the south, and an adult foster care home to the west. She noted that the Master Plan called for it to be M-1 Light Industrial zoned. But that the use requested did fit the location, and the Planning

Commission could zone it other than M-1. She said that B-1 Local Business was actually a better use for the area and the surroundings.

Vice Chairman Foster asked if the Zoning Administrator had received any comments from neighbors from the public hearing notice that was sent out. Zoning Administrator Goschka said that she had received one telephone call from a resident who is currently in Florida who owns a home two doors down from the proposed property. He and his wife liked the idea of a professional office building and was happy that the area would be cleaned up. He also mentioned that he did not want to see a party store at this location.

Vice Chairman asked for comments from those present. Mr. Weaver asked if the Planning Commission was approving a site plan tonight as well. Vice Chairman said no just a rezoning. Mr. Weaver said there was usually a bigger buffer between business and residential districts. Applicant, Heather Hedges, said that the sketch was really very preliminary and that the size and layout of the building and property would be worked out properly. Zoning Administrator Goschka said that B-1 Local Business District requires a buffer if located next to a residential district. She also said that the site plan review is required and would take place with the Planning Commission and would require another public hearing with notification to the neighbors and in the paper as the rezoning request had been done. Vice Chairman Foster said that the property has utilities, water and sewer. Mr. Weaver asked if the property would stay in the Township. Zoning Administrator Goschka said that there is no reason that it would need to be transferred to the City of Grand Ledge and would stay in the Township.

Vice Chairman Foster asked for questions and comments from the Commission. There were none. Motion to close the Public Hearing was made by Mrs. Schroeder and supported by Mrs. Scherer.

Vice Chairman Foster said it was necessary to determine if the zoning request was consistent with the Master Plan. She read page 8-4 of the Master Plan requirements regarding scale and size, utilities, access to main throughfare and the compatibility with the surrounding area. This request meets the requirements. Vice Chairman Foster said we should cooperate

with the City by sending them a copy of the site plan when the site plan review application is submitted. Zoning Administrator Goschka agreed and said that a copy of this rezoning notice had been sent to them also. Vice Chairman Foster asked if there was any comment received from the City of Grand Ledge on this rezoning notice. Zoning Administrator Goschka said there was none.

The Vice Chairman read the permitted and special land uses for the B-1 Local Business District from the Zoning Ordinance, pages 10-1 and 10-2, to be sure that the Planning Commission was aware of all the uses in this district.

After all discussion, a motion was offered by Mrs. Scherer and supported by Mr. Casey to recommend approval of the request for the rezoning of the property located at 13503 N. Hartel Road from R1-B Residential to B-1 Local Business to the Township Board. Motion Carried. The recommendation will be made to the Township Board of Trustees at next week's meeting.

7. Land Use Table – Update, changes made: Added Adult foster care medium group and removed licensed and state licensed from the Child daycare family home and group home. Mrs. Scherer had questions on farms and the lot size requirement and roadside stands up to 200 sq. ft. being permitted in the R1-A Residential District. After discussion, no changes were made to the Land Use Table.
8. Dimensional Regulations by District – Updated, changes made: Added subscript 3. Side and rear yard adjoining any lot in a residential district shall be screened as regulated in Section 3.12 Green belts/Screening.
9. Zoning Ordinance – Chapters 1-13 Updated. Added definition for adult foster care medium group and added to the A-1, B-1, & B-2 Districts as a special land use.
10. Chapter 14 – Well Head Protection Overlay Zone; it was left as it was in the current Ordinance. A well head protection area map and verbiage relating to EGLE will be added to this chapter.
11. Discussed Chapter 15 Special Land Use Permits through Section 15.09. Vice Chairman Foster went through Sections 15.01 through 15.09 briefly. All of the information included here is the same as our current Chapter 15 but with a little more detail and a little different organization. This section is

consistent with the Master Plan, Michigan Zoning and Planning Enabling Acts. Assures compliance with the Zoning Ordinance. For example: How to make decisions and send to the Township Board, if a special land use is not approved, must wait one year to reapply. Land uses can be revoked or appealed to Eaton County Court. The Commission will review all these items in Chapter 15.

Mrs. Scherer had a concern about the removal of the Adult Business from the Zoning Ordinance and who would have the authority if one opened in the Township. It was explained that if a use is not listed in the Zoning Ordinance it is not allowed. We have a permissive Ordinance. Therefore, the Township would have the authority to follow the procedures of having it removed. Also, if someone wanted to have an adult use business in the Township, they could request a zoning ordinance amendment to the Planning Commission with final approval from the Board of Trustees.

12. Intentionally left blank.

13. Intentionally left blank.

14. Intentionally left blank.

15. Public Comment: Mr. Hafner said that he liked the plan for the rezoning discussed earlier on Hartel Road. Mr. Hafner discussed at length the parking of utility trailers and recreational vehicles on the driveway or beside the garage of homes (front and side yard setback areas). He noted that a trailer is considered a vehicle and must be licensed. After his discussion, the Commission said they would be taking another look at this section in the Zoning Ordinance, Section 3.18.

16. Any Other Business: Vice Chairman Foster asked about the vacancy on the Board. Zoning Administrator Goschka said we have three candidates, and Supervisor Jones will be bringing his recommendation to the next Township Board meeting for a decision, so by the next Planning Commission meeting we should have a new member. Zoning Administrator Goschka noted that the Board of Trustees adopted a Moratorium on Data Centers that gives us 6 months to come up with an Ordinance to regulate where they can be located and other particulars. The Township attorney is working on the ordinance draft, and we should have it in 3-4 weeks.

17. Adjourn Meeting: Motion was made by Mrs. Schroeder and supported by Mr. Casey to adjourn the Meeting at 8:21 p.m. Meeting adjourned.

Minutes Respectfully submitted by Jan Schultz and Zoning Administrator Goschka.

APPROVED:

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TAMMY FOSTER, VICE CHAIRMAN

DRAFT

Code enforcement report for the Oneida Twp February 10<sup>th</sup> 2026, meeting.  
Greeting Trustees & Board members

Please contact me directly for any additional information as needed.  
Below is the list of new complaints and prior ones being worked on.

New complaints for January 2026

26-1

1-6-2026 – Roadside debris

A neighbor inquired about a refrigerator which had sat in the driveway since a residence remodel began last year. I spoke with the homeowner and learned that they wanted it moved, but while many had offered to scrap it or buy it, all had refused to help them move it. I scheduled an evening appt to assist them with loading and transporting the unit. The item was relocated to another rental residence to be used. Resident was appreciated of the assistance.

26-2

1-12-2026 – Loud noise / zoning violations

Repeat anonymous complaint related to prior complaint #25-26. Complainant believes a business is being operated at the property, particularly late into the evening, and requested the township to investigate this. Township Attorney letters have been sent prior / current regarding this issue.

I have monitored this location at varying late evening hours multiple times each week.

Supervisor Jones has spoken with the affected property owners, and a plan has been made for vehicles to be removed by early March and as weather clears I will monitor further cleanup.

Prior complaints still being worked on / observed.

25-26,

St Joe Hwy – complaints of operating a business.

I have been assisting Supervisor Jones with monitoring the property.

We have a current plan for numerous vehicles to be removed from the property by early March and additional clean up as weather clears.

25-14

Jefferson Hwy, junk vehicles outside the business storage fence.

January was unusually cold and not much progress was able to be made outdoors with scrapping and crushing vehicles.

As weather clears the exterior and interior of the lot will continue to improve as the recycling process continues and creates more space.

25-11

Oneida Rd, abandoned / dangerous structure.

I spoke with the property owner. They have not had time to file the property split with the County, but indicated her intention to do so. After the split is filed, they indicated their intention to list the property.

25-7

Benton Rd, abandoned / dangerous structure

I believe I have located a potential hearing officer and will forward the information to Supervisor Jones for review.



# Farmland and Open Space Preservation Program

## Application for Farmland Development Rights Agreement

### Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

**OFFICIAL USE ONLY**

Local Governing Body

Date received: January 13, 2026

Application #: PA116-01132026-0

#### I. Personal Information

1. Name(s) of applicant

Edwards David E  
Last First Initial

(If more than two, see #18) \_\_\_\_\_  
Last First Initial

2. Entity name:

3. Mailing address:

4060 East Saint Joseph Hwy GrandLedge MI 48837  
Street City State Zip Code

4. Phone number:

5. Alternative telephone number (cell, work, etc.): (\_\_\_\_) \_\_\_\_\_

6. Email address:

#### II. Property Location (can be taken from the deed/land contract)

7. County: Eaton

8. Township, city, or village: Oneida

9. Section #: 35 Town #: 4  
Range #: 4 Parcel # (Tax ID): 23-030-035-200-003-01

#### III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: 12/31/2025

**NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.**

**CONTACT AND LEGAL INFORMATION CONTINUES ON PAGE 5**

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above?  Yes  No

If "Yes," please explain circumstances:

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14. Does the applicant own the mineral rights?  Yes  No  Unknown

If owned by the applicant, are the mineral rights leased?  Yes  No

Indicate who owns or is leasing rights if other than the applicant:

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Name the type(s) of mineral(s) involved: \_\_\_\_\_

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes?  Yes  No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

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16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit?  Yes  No  Unknown

If "Yes," indicate the type of encumbrance and grantee:

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17. Is land being purchased under land contract?  Yes  No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

**If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).**

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application to be enrolled in the Farmland and Open Space Preservation Program.

\_\_\_\_\_  
Printed Name of Land Contract Vendor (Seller)

\_\_\_\_\_  
Signature of Land Contract Vendor (Seller)

\_\_\_\_\_  
Date

EATON COUNTY TREASURER'S CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or  
DUES held by the State or any individual against the  
within description and all TAXES on same are paid for  
the years previous to the date of the instrument as  
appears by the records in this office except as stated.

*Darius F. Reynnet*

01-08-2026 DARIUS F. REYNNET, County Treasurer  
See 135 Act 208 1993 As Amended

030-035-200-003-01

LIBER 3173 PAGE 0339 1 of 3

STATE OF MICHIGAN - EATON COUNTY  
RECEIVED: 01/09/2026 04:14:06 PM Receipt #26000322  
RECORDED: 01/08/2026 04:23:01 PM D.W.D.  
DIANA BOSWORTH, CLERK/REGISTER OF DEEDS



EATON COUNTY  
JANUARY 08, 2026  
RECEIPT # 26000322

\$352.00 - CO  
\$2,400.00 - ST  
Stamp # 51969

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Harvey G. Perry  
whose address is 11387 15th Ave. Ewart, MI 49631  
Convey(s) and Warrant(s) to David Edwards  
whose address is 4060 E. St. Joe Hwy, Grand Ledge, MI 48837

the following described premises situated in the Township of Onelda, County of Eaton, and State of  
Michigan to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: V/L Strange Hwy, Grand Ledge, MI 48837  
Tax Parcel # 23-030-035-200-003-01

for the consideration of: Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00)

subject to easement, use, building, and other restrictions of record, if any.

This property may be located within the vicinity of farmland or farm operations. Generally accepted  
agricultural and management practices which may generate noise, dust, odors and other associated  
conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make all division(s) under Section 108 of the Land  
Division Act, Act No. 288 of the Public Acts of 1967.

Dated: December 31, 2025

Signed and Sealed:

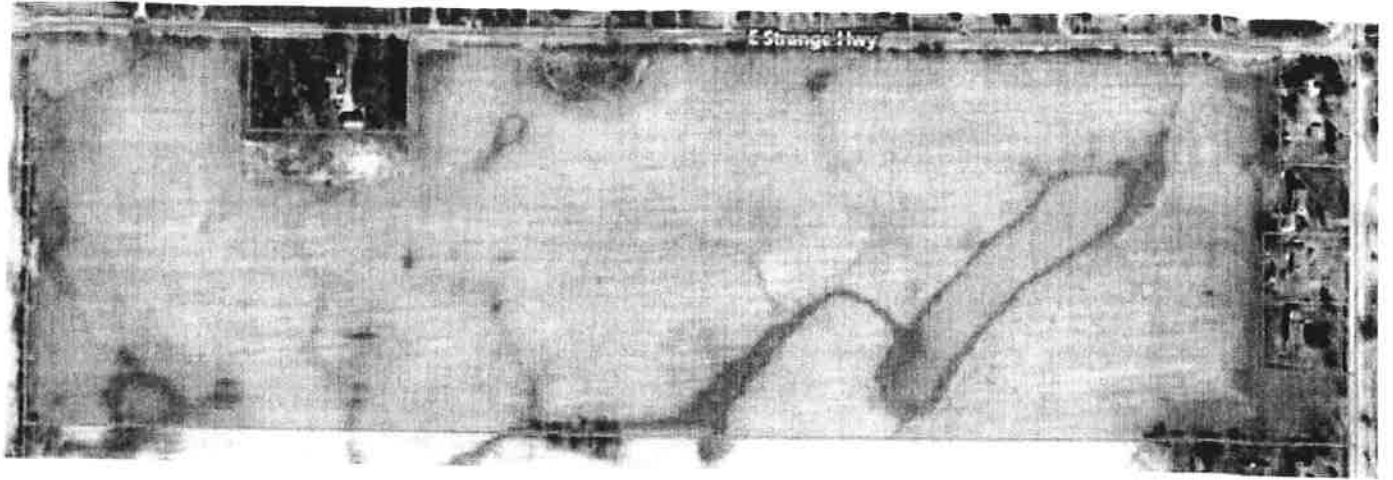
*Harvey G. Perry*  
Harvey G. Perry

477946411  
Transnation Title Agency  
1675 Watertower Place, Ste. 200  
East Lansing, MI 48823

Exhibit "A"

The North 60 acres of the East 90 acres of the North 1/4 of Section 35, except commencing at the Northeast corner; thence South 720 feet; thence West 200 feet; thence North 304 feet; thence East 35 feet; thence North 416 feet; thence East 165 feet to the point of beginning and also except commencing 172.35 feet East of the North 1/4 corner; thence South 230 feet; thence East 360 feet; thence North 230 feet; thence West 360 feet to the point of beginning, Section 35, Town 4 North, Range 4 West, Oneida Township, Eaton County, Michigan.

23-030-035-200-003-01



18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

- 2 or more persons have a joint or common interest in the land
- Corporation                       Limited Liability Company                       Partnership
- Estate                                       Trust     Association

If applicable, list the following: Individual Names if more than 2 Persons, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

(Additional names may be attached on a separate sheet)

**LAND ELIGIBILITY**

**IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).**

This application is for

- 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- 5 acres or more but less than 40 acres and 51% agriculture use and income requirement → Complete only Sections 19 and 20.
- A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.):

Cash Crops

b. Total number of acres on this farm: 55.13

c. Total number of acres to be enrolled (if different than above): \_\_\_\_\_

d. Acreage in cultivation: 51

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: \_\_\_\_\_

f. All other acres (swamp, woods, etc.): \_\_\_\_\_

g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

Total: \_\_\_\_\_

**NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.**

Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): \_\_\_\_\_

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- › Supporting documentation is necessary to validate the income requirements.
- › Landowner signature on the application is required to certify the income information provided.
- › A signed statement by a licensed professional (such as an attorney or accountant) may also be provided.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. A signed affidavit by a licensed professional is preferred (such as an attorney or accountant). Include supporting documentation.

**NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.**

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 30

**V. Signature(s)**

- 23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
- 24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
  - a. Other conservation easements that would prevent agricultural use on the property.
  - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

<p><u>David Edwards</u> Printed Name of Applicant</p> <p><u>David Edwards</u> Signature of Applicant (Corporate Name, If Applicable)</p> <p>_____ Printed Name of Co-owner, If Applicable</p> <p>_____ Signature of Co-owner, If Applicable (Signature of Corporate Officer)</p>	<p><u>Owner</u> Title</p> <p><u>1/13/2026</u> Date</p> <p>_____ Title</p> <p>_____ Date</p>
--	---

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**



# Farmland and Open Space Preservation Program

## Application for Farmland Development Rights Agreement

### Local Governing Body Requirements

#### RESERVED FOR LOCAL GOVERNMENT USE COMPLETED BY CLERK

##### I. Application Processing

Date application received: JAN 13 2025 (Note: Local governing body has 45 days to take action)

Date action taken by local governing body jurisdiction: \_\_\_\_\_

County  Township  City  Village

Included documentation:  Resolution  Meeting Minutes

This application is  Approved  Rejected

**\*Clerk must complete verification on the next page.**

Date of approval or rejection by local governing body: \_\_\_\_\_  
(If rejected, please attach statement from local governing body indicating reason(s) for rejection)

Property appraisal: \$ \_\_\_\_\_

Assessor certifies this is the current fair market value of the property.

Parcel # (Tax ID): 23-030-035-200-003-01

Clerk's name: \_\_\_\_\_

Clerk's phone: (\_\_\_\_) \_\_\_\_-\_\_\_\_ Clerk's email: \_\_\_\_\_

Printed Name of Clerk	Signature of Clerk	Date
-----------------------	--------------------	------

Assessor's name: Justin Kilgore

Assessor's phone: (517) 925-6278 Assessor's email: just.n@oneidextownship.org

<u>Justin Kilgore</u>	<u>Justin Kilgore</u>	<u>01/20/2026</u>
Printed Name of Assessor	Signature of Assessor	Date

LOCAL GOVERNING BODY VERIFICATION IS FOUND ON PAGE 10

## II. Verification

Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments.
- If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to MDARD.
- If approved, applicant is notified within 10 days of the vote taken. Original application, board resolution or meeting minutes, and other supporting documentation (owner, size, use, and income documents if applicable), or emails to reviewing agencies for review/comment are sent to address at the bottom of the page.

**PLEASE DO NOT SEND MULTIPLE COPIES OF APPLICATIONS AND/OR SEND ADDITIONAL ATTACHMENTS IN SEPARATE MAILINGS WITHOUT FIRST CONTACTING THE FARMLAND PRESERVATION OFFICE.**

**Please verify the following regarding Reviewing Agencies**

(The application must be sent to all reviewing agencies below for comment. Copies of the emails or letters to each reviewing agency should be included with the application package provided to MDARD.)

**COPY SENT TO:**

- County or Regional Planning Commission
- Conservation District
- Township (if county has zoning authority)

**Before forwarding to State Agency**

**FINAL APPLICATION MUST INCLUDE:**

- Copy of local governing body meeting minutes and/or resolution of approval
- Copy of deed or land contract (most recent showing current ownership)
- Copy of most recent tax bill (tax description and property assessment must be included)
- Map of farm
- Assessing office statement (fair market value)
- Copy of letters from review agencies (if available)
- Any other applicable documents (such as proof of income)

**The local governing body can send completed applications to:**

**Mailing Address:**

MDARD FARMLAND AND OPEN SPACE  
PRESERVATION PROGRAM  
P.O. BOX 30449  
LANSING, MI 48909

**Email:** [MDARD-PA116@Michigan.gov](mailto:MDARD-PA116@Michigan.gov)

**Phone:** 517-284-5663

**Fax:** 517-335-3131

Parcel Number: 23030-035-200-003-01

Jurisdiction: ONEIDA TOWNSHIP

County: EATON

Printed on 11/20/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Verified By	Liens & Page	Prct. Trans.
PERRY, HARVEY G	EDWARDS, DAVID	320,000	12/31/2025	WD	03-ARM'S LENGTH		3173/0329	0.0
PERRY, JOAN P	PERRY, HARVEY G	0	04/07/2025	QC	07-DEATH CERTIFICATE		3132/0857	0.0
PERRY, JOAN P	PERRY, JOAN P	0	11/11/2024	QC	15-LADY BIRD		3115/0909	0.0
PERRY, JOAN P	PERRY, JOAN P	99	07/18/2024	QC	18-LIFE ESTATE		3100/0748	0.0

Property Address: STRANGE HWY  
 Class: AGRICULTURAL-VACA Zoning: A-1 A Building Permit(s)  
 School: GRAND LEDGE PUBLIC SCHOOLS  
 P.R.E. 1004 12/31/2025 Qual. Ag.  
 MAP #: 2026 Est TCV 314,506

Improved  Vacant  Land Value Estimates for Land Table 1002.AG TABLE

Improvements	Description	Frontage	Depth	Rate	Reason	Value
Dirt Road	NEW AG	TILLABLE	51.90 Acres	6000	100	311,450
Gravel Road	NEW AG	SCRUB	1.23 Acres	2525	100	3,106
Paved Road	NEW AG	ROW	2.00 Acres	0	100	0
Storm Sewer			55.13 Total Acres			314,506

Tax Description: N 60 ACRES OF E 90 ACRES OF N 1/4 SEC 35, EXCEPT COM NE COR, S 720 FT, W 200 FT, N 304 FT, E 35 FT, N 416 FT, E 165 FT TO BEG. & EXCEPT COM 172.35 FT E OF N 1/4 COR, S 230 FT, E 360 FT, N 230 FT, W 360 FT TO BEG. SEC 35, T4N, R4W, ONEIDA TWP 11-17-2000 55.10 ACRES

Comments/Influences: Street Lights, Standard Utilities, Underground Utils.

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DFC	07/26/2016	INSPECTED	2026	157,300	0	157,300			42,408C
EDW	01/20/1996	INSPECTED	2025	151,300	0	151,300			41,294C
			2024	150,300	0	150,300			40,053C
			2023	124,000	0	124,000			38,148C



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Oneida, County of Eaton, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

**Parcel Number:**

030030-035-200-003-01

**OWNERS ADDRESS:**

EDWARDS, DAVID

4060 E ST JOE HWY

GRAND LEDGE, MI 49937

**PROPERTY ADDRESS:**

STRANGE HWY

GRAND LEDGE, MI 49937

**DATE PRINTED:** 01/21/2026

**2025 LEGAL DESCRIPTION:**

N 60 ACRES OF E 90 ACRES OF N 1/4 SEC 35, EXCEPT COM NE COR,  
S 720 FT, W 200 FT, N 304 FT, E 35 FT, N 416 FT, E 165 FT  
TO BEG. & EXCEPT COM 172.35 FT E OF N 1/4 COR, S 230 FT, E 360  
FT, N 230 FT, W 360 FT TO BEG. SEC 35, T4N, R4W, ONEIDA TWP  
11-17-2000 55.10 ACRES

Print Date: 01/21/2026  
Recpt Date: 01/08/2026

2025  
Official Winter Tax Receipt  
Oneida Charter Township  
030030-035-200-003-01

Recpt No: 00001137

ONEIDA CHARTER TOWNSHIP  
MELISSA A. GOSCHKA, TREASURER  
11041 ONEIDA ROAD  
GRAND LEDGE, MI 48837-9448  
(517) 622-8078

Received by:  
PERRY, HARVEY G  
11387 15TH AVE  
EVART MI 49531

TAXABLE: 41,294 SEV: 151,300 SCHL: 23060  
PRE/MBT: 100.0000 CLASS: 102

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

\*\* CURRENT PAYMENT \*\*

Date	Chk #	Amount
01/08/2026	M-120895	1,586.11

Total Recvd: 1,586.11

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 030030-035-200-003-01

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
EATON CO JAIL	0.6983	28.83	28.83	0.00
EATON CO 911	0.9486	39.17	39.17	0.00
EATON CO EATRAN	0.2493	10.29	10.29	0.00
EATON CO JUVENIL	0.3495	14.43	14.43	0.00
EATON CO MED CAR	0.1246	5.14	5.14	0.00
EATON CO ROAD	1.4964	61.79	61.79	0.00
EATON CO PARK	0.4993	20.61	20.61	0.00
TWP OPERATING	0.8748	36.12	36.12	0.00
GL SCH OPER	18.0000	0.00	0.00	0.00
GL SCH DEBT	5.6300	232.48	232.48	0.00
GL SCH SINK	0.7894	32.59	32.59	0.00
LANSING COMM COL	3.7611	155.31	155.31	0.00
EATN RESA SCH OP	0.1763	7.28	7.28	0.00
EATN RESA SP ED	3.5478	146.50	146.50	0.00
EATN RESA VOC ED	0.8840	36.50	36.50	0.00
GL DIST LIB	1.1923	49.23	49.23	0.00
GL DISTRICT FIRE	4.8886	201.86	201.86	0.00
BIG THORNAPPLE	0.0000	34.60	34.60	0.00
EDWARDS AND SMIT	0.0000	42.42	42.42	0.00
JOHN EARL	0.0000	138.57	138.57	0.00
SHARP	0.0000	143.26	143.26	0.00
920-2, THORNAPPL	0.0000	132.36	132.36	0.00
THORNAPPLE & EXT	0.0000	5.99	5.99	0.00
Admin Fee		10.78	10.78	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	44.11030	1,586.11	1,586.11	0.00

Property Description

N 60 ACRES OF E 90 ACRES OF N 1/4 SEC 35,  
EXCEPT COM NE COR, S 720 FT, W 200 FT, N 304  
FT, E 35 FT, N 416 FT, E 165 FT TO BEG. &

Addr: STRANGE HWY

To: EDWARDS, DAVID  
4060 E ST JOE HWY  
GRAND LEDGE MI 48837

# ORDINANCE NO. \_\_\_\_

## AN ORDINANCE OF THE TOWNSHIP OF \_\_\_\_\_ ADOPTING THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE

### Section 1. Title

This Ordinance shall be known and may be cited as the *Fire Prevention Code of the Township of* \_\_\_\_\_.

---

### Section 2. Purpose and Intent

The purpose of this Ordinance is to adopt the 2024 edition of the International Fire Code, published by the International Code Council, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises within the Township.

This Ordinance is enacted to promote the health, safety, and welfare of the residents and property owners of the Township.

---

### Section 3. Adoption by Reference

1. Pursuant to applicable state law and the Home Rule authority of the Township, *the International Fire Code, 2024 Edition (hereinafter "IFC 2024")*, including all appendices as published by the International Code Council, **is hereby adopted by reference** as the Fire Code of the Township of \_\_\_\_\_.
  2. Not less than three (3) copies of the IFC 2024 as adopted shall be on file in the office of the Township Clerk and shall be available for public inspection during normal business hours.
  3. The IFC 2024 shall be enforced throughout the geographic limits of the Township as of the effective date of this Ordinance.
- 

### Section 4. Incorporation of ICC Adoption Requirements

The IFC 2024 is adopted in accordance with the *incorporation by reference* concept outlined by the International Code Council. Only the title, edition, relevant publishing information, and optional local amendments are included in this Ordinance, and **the full text of the IFC 2024 is not reproduced herein.**

---

## **Section 5. Local Amendments**

The following local amendments to the IFC 2024 are hereby adopted:

### **A. Section 101.1 – Title**

Insert: *Township of* \_\_\_\_\_

### **B. Section 102.7.1 – Conflicts**

Where conflicts occur between provisions of the IFC 2024 and state statute or Township ordinance provisions, the higher standard for the protection of public safety shall apply.

### **C. Section 112.4 – Violation Penalty**

Insert: Any person, firm, corporation or business violating any provision of this Fire Code shall be subject to a fine of not less than \$\_\_\_\_\_ and not more than \$\_\_\_\_\_, and each day a violation exists shall constitute a separate offense.

*(Add any additional local amendments your Township desires, such as fire department responsibilities, permit fees, appeals process, or enforcement details.)*

---

## **Section 6. Repealer**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

---

## **Section 7. Severability**

If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance.

---

## **Section 8. Effective Date**

This Ordinance shall take effect on \_\_\_\_\_, 20.

---

**Adopted by the Township Board of the Township of \_\_\_\_\_ on this \_\_\_ day of \_\_\_\_\_, 2026.**

## **International Fire Code (IFC)**

**2015 Edition vs. 2024 Edition**

**One-Page Comparison & Recommendation**

**Prepared for: Oneida Charter Township, Michigan**

---

### **Purpose of the International Fire Code**

The International Fire Code (IFC) establishes **minimum requirements** to safeguard life, property, and the environment from fire, explosion, and hazardous conditions arising from building use, storage, and operations. It is enforced by the local fire code official.

---

### **Key Similarities (2015 & 2024)**

- Same overall **structure, intent, and enforcement authority**
- Fire department access and water supply requirements
- Fire protection systems (sprinklers, alarms, suppression)
- Means of egress and occupancy safety provisions
- Hazardous materials controls and permit processes
- Inspections, permits, and enforcement procedures

**Bottom line:** Both editions provide a solid foundation for fire safety.

---

### **Key Differences (What Changed by 2024)**

#### **1. Modern Battery & Energy Hazards (Major Update)**

##### **2015 IFC**

- Limited coverage for stationary battery systems (primarily UPS/backup power)

##### **2024 IFC**

- Dedicated provisions for **lithium-ion and lithium-metal battery storage**
- Expanded regulation of **Energy Storage Systems (ESS/BESS)**, including:
  - Location, separation, and fire protection

- Alarm and monitoring requirements
- Fire department response considerations

→ Reflects today's reality of e-bikes, solar + battery storage, backup power, and commercial battery inventory.

---

## **2. Emergency Responder Communications**

### **2015 IFC**

- Earlier requirements for in-building radio coverage

### **2024 IFC**

- Updated standards for **Emergency Responder Communication Enhancement Systems (ERCES)**
- Clearer authority for the fire code official to determine when systems are required

→ Improves firefighter safety and coordination during emergencies.

---

## **3. New & Emerging Uses Addressed**

### **2024 IFC adds clearer guidance for:**

- Additive manufacturing (3D printing)
- Portable generators
- Temporary events (tents, inflatables, assemblies)
- Specialized processing and extraction operations

→ Reduces uncertainty for both businesses and inspectors.

---

## **4. Improved Usability**

- Updated organization and formatting
- Clearer code language
- Easier identification of new and revised sections

---

**Recommendation for Oneida Charter Township**

**Adopt the International Fire Code – 2024 Edition**

**Why this is the best fit for Oneida Township:**

- Addresses **current and emerging fire risks**, not just older building practices
  - Provides clearer rules for **battery storage, generators, and temporary events**
  - Reduces the need for local “patchwork” interpretations
  - Aligns the township with **modern fire safety standards** being adopted by Michigan communities
  - Improves firefighter safety and community resilience
-



**Grand Ledge Area  
Emergency Service Authority**

OPTION 3

500 N. Clinton Street, Grand Ledge, Michigan 48837  
Phone (517) 627-1157 • Fax (517) 627-0417

**RESOLUTION # 03-2026 SUBMITTING BOND PROPOSAL  
AT THE ELECTION TO BE HELD ON MAY 5, 2026**

**GRAND LEDGE AREA EMERGENCY SERVICES AUTHORITY  
County of Eaton, State of Michigan**

Minutes of a regular meeting of the Board of the Grand Ledge Area Emergency Services Authority, County of Eaton, State of Michigan, held on the 2nd day of February, 2026, at 6:00 p.m., Eastern Standard Time.

PRESENT: Members Keith Mulder - Rick Lantz - Don Williams  
Jan Schultz - Robert Stohelin

ABSENT: Members none

The following preamble and resolution were offered by Member Jan Schultz and supported by Member Keith Mulder

WHEREAS, the Board of the Grand Ledge Area Emergency Services Authority, County of Eaton, Michigan (the "Authority") has determined that it is in the best interest of the residents and property owners of the authority that the Authority acquire, construct, furnish and equip two new fire stations, and acquire fire apparatus, together with site improvements, including interests in land, necessary rights-of-way and appurtenances and attachments thereto (the "Project"); and

WHEREAS, the Board has determined that the Authority should borrow money in an amount not to exceed Twenty-Two Million Five Hundred Ninety Thousand Dollars (\$22,590,000) and issue general obligation unlimited tax bonds of the Authority in such amount, in one or more series, for the purpose of paying all or part of the cost of the Project; and

WHEREAS, the Board has determined that a proposal to issue bonds for the Project shall be submitted to the qualified electors of the Authority at an election to be held in the City of Grand Ledge and the Township of Onieda on Tuesday, May 5, 2026 (the "Election Date"); and

WHEREAS, in order for the bond proposal to be submitted to the Authority's electors on the Election Date, it is necessary for the Board to certify the ballot wording of the proposal to the Grand Ledge City Clerk, the Onieda Township Clerk, and the Eaton County Clerk, as required by Act 116, Public Acts of Michigan, 1954, as amended (the "Michigan Election Law"); and

WHEREAS, the Authority intends at this time to state its intentions to be reimbursed from proceeds of the bonds for any expenditures undertaken by the Authority for the Project prior to issuance of the bonds.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following bond proposal shall be submitted to a vote of the qualified electors of the Authority of Grand Ledge Area Emergency Services Authority, County of Eaton, State of Michigan, at the election to be held on the Election Date:

**Grand Ledge Area Emergency Services Authority Bond Proposal**

Shall the Grand Ledge Area Emergency Services Authority, County of Eaton, Michigan, borrow the principal sum of not to exceed Twenty-Two Million Five Hundred Ninety Thousand Dollars (\$22,590,000) and issue its general obligation unlimited tax bonds, in one or more series, payable in not to exceed twenty (20) years from the date of issue of each series, for the purpose of paying the cost to acquire, construct, furnish and equip two new fire stations, and acquire fire apparatus, together with site improvements, including interests in land, necessary rights-of-way and appurtenances and attachments thereto?

YES  
NO

If approved, the estimated millage to be levied in 2026 is 3.04 mills (\$3.04 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 2.74 mills (\$2.74 per \$1,000 of taxable value).

2. The ballot wording of the bond proposal is hereby certified to the Grand Ledge City Clerk, Onieda Township Clerk and to the Eaton County Clerk. The Secretary of the Authority is hereby authorized and directed to file this Resolution and/or complete any such forms, certificates or documents as may be required by the City, Township or County Clerks to evidence the foregoing certification and/or submission by no later than 4:00pm on Tuesday, February 10, 2026.

3. The Grand Ledge City Clerk, Onieda Township Clerk and the Eaton County Clerk are hereby directed to (a) post and publish notice of last day of registration and notice of election as required by the Michigan Election Law; and (b) have prepared and printed, as provided by the Michigan Election Law, ballots for submitting the bond proposal at the election, which ballots shall contain the proposal appearing herein, or the proposition shall be stated as a proposal on the voting machines, which ballots may include other matters presented to the electorate on the same date.

4. The estimated first year millage rate and the simple average annual millage rate set forth in the Bond Proposal are hereby determined to be reasonable estimates of such millage rates based on current assumptions provided to the Authority by Baker Tilly.

5. The Authority makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) As of the date hereof, the Authority reasonably expects to reimburse itself with the proceeds of debt to be incurred by the Authority for costs of the Project that were or will be paid subsequent to sixty (60) days prior to the date hereof.

(b) The maximum principal amount of debt expected to be issued for the Project is \$22,590,000.

(c) The expenditures described above are "capital expenditures" as defined in Treasury Regulation § 1.150-1(b), which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under Treas. Reg. § 1.150-2(c)) under general Federal income tax principles (as determined at the time the expenditure is paid).

6. Miller Canfield is hereby appointed as bond counsel for the bonds.

7. Baker Tilly is hereby appointed as Registered Municipal Advisor.

8. All resolutions and parts of resolutions, insofar as they conflict with the provisions of this Resolution, are hereby repealed.

AYES: Members Mulder - Lantz - Willem's - Schultz  
Stahelin

NAYS: Members None

RESOLUTION DECLARED ADOPTED.

Reit Lamb  
Secretary

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of the Grand Ledge Area Emergency Services Authority, County of Eaton, State of Michigan, at a regular meeting held on the 2nd day of February, 2026 and that public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by said Act.



Secretary

**TOWNSHIP REQUEST AND AGREEMENT FOR ROAD IMPROVEMENT**

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the Board of Oneida Charter Township and the Board of Eaton County Road Commissioners.

WHEREAS, certain improvements have been made to Local Roads through the Eaton County Local Road Millage Program, and,

WHEREAS, the Board of Oneida Charter Township and the Board of Eaton County Road Commissioners agree that preventative maintenance will extend the life of the road surface which is a benefit to the Township residents, and

WHEREAS, the Eaton County Road Commission Local Road Heavy Maintenance Program allocates road commission funds up to \$40,533.00 per year to match Township funds at 50% of the cost of the work to preserve Local Roads, and

WHEREAS: Proper authority is provided in Act 51, Public Acts of 1951 as amended.

IT IS NOW THEREFORE AGREED: That the Eaton County Road Commission will proceed with the following work:

**Location & Type of Work To Be Done**

**Application of 800 cubic yards of road gravel per mile on 2.0 miles of County Local Road as follows:**

<u>Location</u>	<u>Estimated Unit Price Per Cubic Yard</u>	<u>Estimated Cost</u>
Eaton Highway – Grange to Lawson (1.5 miles)	\$30.50	\$36,600.00
<b>TOTAL ESTIMATED COST</b>		<b>\$36,600.00</b>
<b>LESS ROAD COMMISSION 50%</b>		<b>\$18,300.00</b>
<b>TOTAL ESTIMATED COST TO ONEIDA CHARTER TOWNSHIP</b>		<b>\$18,300.00</b>

IT IS FURTHER AGREED. That the Eaton County Road Commission will proceed with the above-described work, and completion of said work will be at the discretion of the Eaton County Road Commission.

IT IS FURTHER AGREED. That the Township of Oneida will make progress payments to the Road Commission during the course of the project. Such progress payments will be made in the amounts necessary to reimburse the Road Commission for 50% of the actual costs of work completed on the project up to the date of billing, minus any amounts previously paid.

IT IS FURTHER AGREED. That upon completion of the work as above described, the Township of Oneida will reimburse the Eaton County Road Commission for 50% of the actual cost to complete the project, including the cost of engineering, staking, inspection, and testing. At the close of the project, unexpended funds, if any, will be returned to Oneida Township.

IT IS FURTHER AGREED. That payment for the work as above described will be made within a thirty (30) day period from the time of Billing by the Eaton County Road Commission. If Oneida Township does not pay the Billing within this time period, it is agreed that a service charge at the rate of 8% per annum will be made, effective as of the Date of the Billing.

In the event there is a dispute between the parties as to whether the Eaton County Road Commission has performed its obligations in a satisfactory manner, the Township of Oneida agrees that it will continue to make the payments required by this Agreement and will not withhold such payments or claim a setoff pending a resolution of the dispute by a court of competent jurisdiction.

IN WITNESS THEREOF: The parties hereto have hereunto set their hands the day and year written below.

TOWNSHIP OF ONEIDA on this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Witness

BOARD OF EATON COUNTY ROAD COMMISSIONERS on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Member

\_\_\_\_\_  
Vice Chair

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**2026-2030 Local Road Maintenance Estimate**

**Oneida Township**

Year	Treatment						Total Est. Cost	50% Twp Share
	Chip Seal Cost/Mile \$27,000		Subdiv. PM Treatment Cost/Mile \$28,000		Regravel Cost/Mile \$24,400			
	Miles	Total Est.	Miles	Total Est.	Miles	Total Est.		
2026	3.00	\$ 81,000	1.90	\$ 53,200	1.5	\$ 36,600	\$ 170,800	\$ 85,400
2027	3.00	\$ 81,000	1.90	\$ 53,200	2.0	\$ 48,800	\$ 183,000	\$ 91,500
2028	3.00	\$ 81,000	1.90	\$ 53,200	1.0	\$ 24,400	\$ 158,600	\$ 79,300
2029	3.00	\$ 81,000	1.90	\$ 53,200	2.0	\$ 48,800	\$ 183,000	\$ 91,500
2030	3.00	\$ 81,000	1.80	\$ 50,400	1.0	\$ 24,400	\$ 155,800	\$ 77,900
	15.00		9.40		7.5			

# 2026 MILLAGE PROGRAM ONEIDA TOWNSHIP

## 2024 PAVEMENT RATINGS

### POOR CONDITION

- PASER 1
- PASER 2
- PASER 3
- PASER 4

### FAIR CONDITION

- PASER 5
- PASER 6
- PASER 7
- PASER 8



GRAVEL ROADS TO BE COMPLETED



GRAVEL ROADS COMPLETED



PAVED ROADS COMPLETED

## 2026 PROJECTS



PAVED ROADS

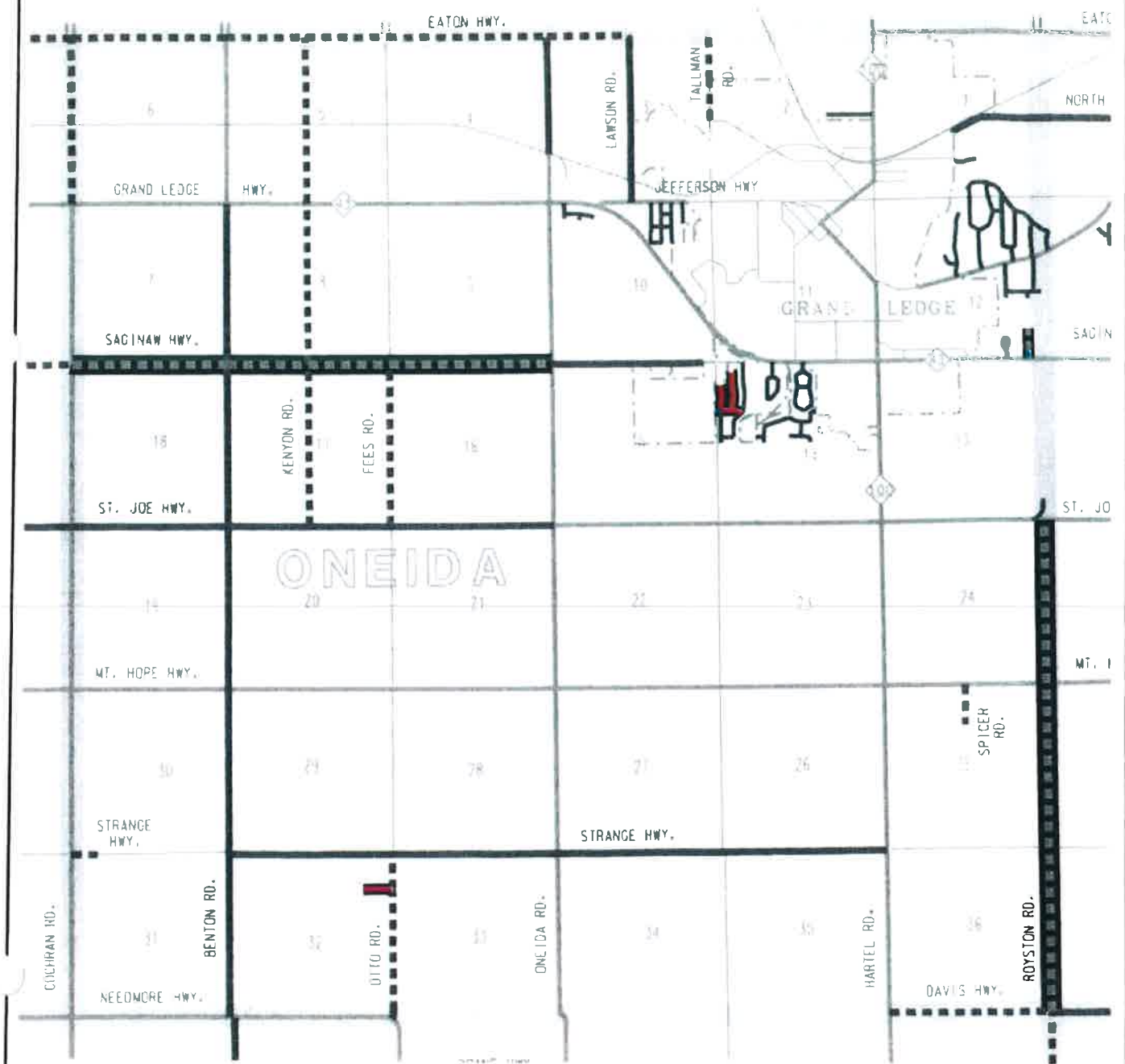
CENTER COLOR BY 2024 PAVEMENT RATINGS



GRAVEL ROADS

PRELIMINARY LIST SELECTION DATE: XX/XX/XX

FINAL LIST APPROVAL DATE: XX/XX/XX



REVISION DATE: 12/08/2025

# ONEIDA TWP



----- LOCAL GRAVEL (14.4 mi)  
 \_\_\_\_\_ PAVED SUBS (9.4 mi)

**PAVED LOCAL ROAD  
 PREVENTATIVE MAINTENANCE  
 RECOMMENDED YEAR**

- 2025 (3.0 mi)
- 2026 (3.0 mi)
- 2027 (3.0 mi)
- 2028 (3.0 mi)
- 2029 (3.0 mi)

**CHIP SEAL ESTIMATE  
 \$25,000 PER MILE**

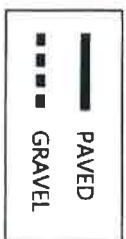
**10-YEAR GRAVEL ROAD RESURFACING  
 1.5 MILES OF GRAVEL/ YR  
 @ \$20,000/MILE = \$30,000/ YR**

**5-YEAR SUBDIVISION STREET PM  
 1.9 MILES OF GRAVEL/ YR  
 @ \$28,000/MILE = \$53,200/ YR**

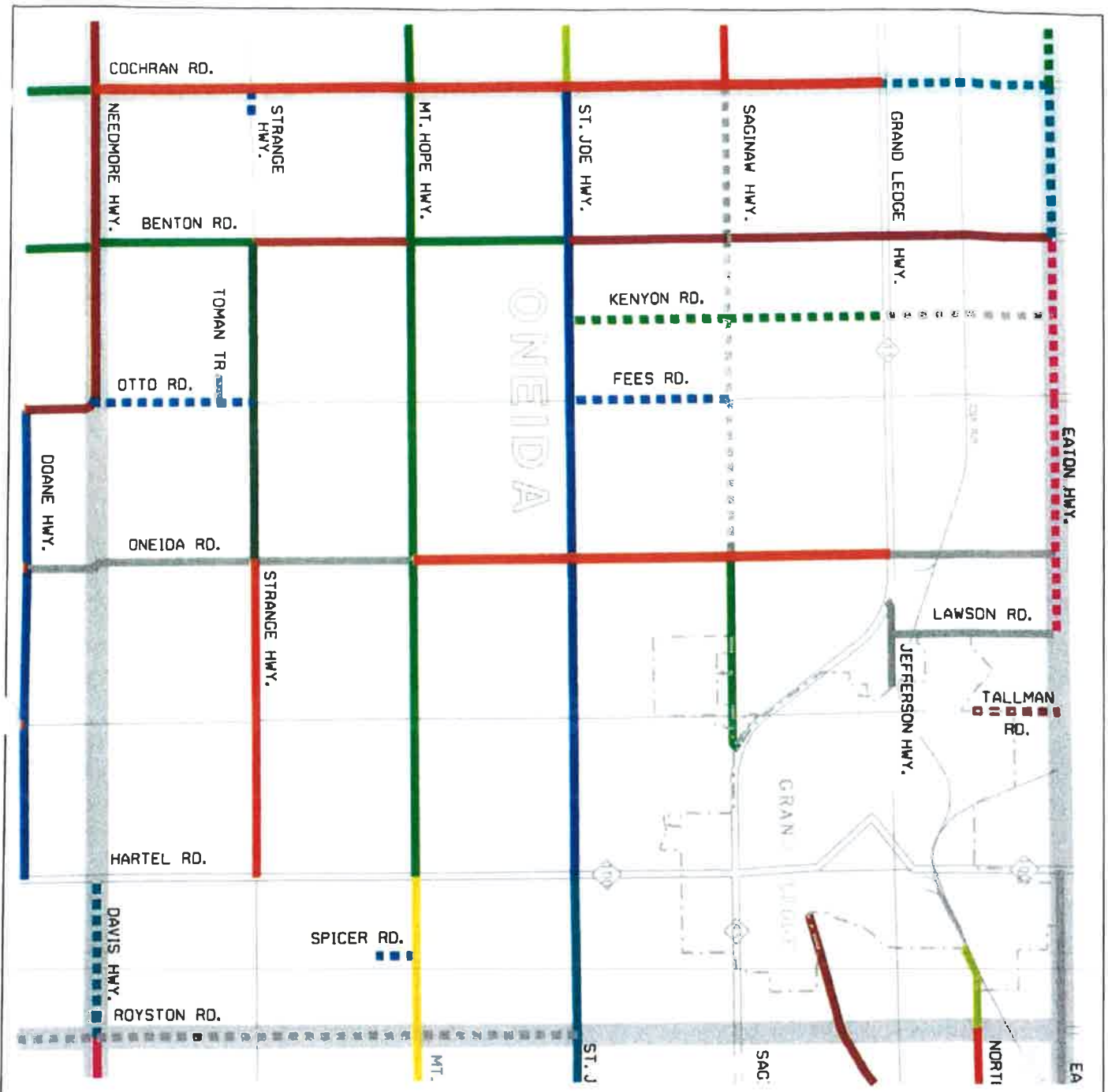
 LOCAL ROAD CULVERT/  
 BRIDGE ISSUE

**ECRC LOCAL ROAD  
 MAINTENANCE  
 RECOMMENDATIONS**

# ONEIDA TWP



## YEAR LAST RESURFACED



**ONEIDA CHARTER TOWNSHIP**  
**PETITION FOR A CHANGE IN ZONE.**

To the Oneida Township Planning Commission and Township Board:

- I. Applicant's Name: Grand Ledge Hartel Property LLC Phone 616-293-8591  
Address: PO Box 458, Portland, MI 48875

Three (3) copies of this petition must be completed in full and submitted to the Zoning Administrator, along with any additional information that may be required.

II. PROPERTY INFORMATION.

- A. The undersigned applicant does hereby petition to change the zoning on the following legally-described property. Also list all deed restrictions and explain how they will affect the proposed development (Use attached sheet in necessary):  
**Parcel ID:030-076-600-240-01**  
**LOT 24. EXCEPT W 5 FT SUPERVISORS PLAT NO. 1 SEC. 2, T4N, R4W, ONEIDA TOWNSHIP**
- B. Situated at the following address: 13503 N Hartel Rd, Grand Ledge, MI 48837
- C. The applicant does hereby request that the Oneida Charter Township Zoning Ordinance be amended to reclassify this property from zone R1-B to zone B-1  
To permit the erection of or change the use of land to business and professional office use.
- D. Required Plot Plan... Three (3) copies of a plot plan of this property drawn to scale, showing both existing zone boundaries and those proposed. The scaled drawing shall include the following:
1. soils
  2. topography
  3. floodplain, if applicable
  4. available utilities (water, sewer) locations, sizes, capacities
  5. all adjacent land uses
  6. lot dimensions and total property area
  7. outside dimensions of buildings or structures
  8. setbacks of buildings from property lines and road right-of-ways
  9. parking areas

10. names and locations of streets and roads
11. location and sizes of drains

E. Proposed site conditions:

1. type of development
2. number of residential units by type or square feet of building if commercial or industrial use
3. total acreage to be rezoned
4. proposed density of units
5. parking and loading facilities
6. street layout
7. utility locations and connections

N/A

F. Where public sewer service is not planned nor available for use on the site proposed for rezoning, the petitioner is responsible for submitting necessary paper work to obtain percolation test and permit from the Barry-Eaton Health Department. (copy must be attached to this petition)

STATEMENT OF JUSTIFICATION:

G. State specifically the reason for this rezoning request at this time:

1. In support of the above Statement of Justification, the answers to the following must be made complete and full:
2. Such change is necessary for the preservation and enjoyment of a substantial property right because:

**The property has an established history of residential and business use, including prior operation as a home-based chiropractic office, and is located along a corridor with other business activity. Rezoning to B-1 allows reasonable continuation of this professional office use, whereas limiting the site to residential use would unnecessarily restrict the property's reasonable and established economic use.**

3. Such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because:

**The property is located along a corridor that already includes a mix of residential, institutional, commercial, and employment-type uses. Professional and administrative office uses permitted in the B-1 district are compatible in this location and have previously operated here without adverse impacts on surrounding properties or the public welfare.**

4. Such change will be advantageous to the governmental unit where The rezoning is requested because: (state in detail, with factual support, reasons for the above statement or why refusing the change would be to the Township's disadvantage)

**Rezoning to B-1 will help preserve professional office space in the Township at a time when the Grand Ledge area has very limited office availability and ongoing regional demand for medical and professional space is increasing. Maintaining this location for office use supports local businesses and employment, stabilizes the tax base, and keeps appropriate commercial activity within an existing mixed-use corridor. Denial of the request would further limit already scarce office space options.**

5. Such change is needed because zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of the proposed use:

**There are limited properties in the Grand Ledge area that are both appropriately located and zoned for small professional office use. This site is already within a mixed-use corridor and has previously supported professional office activity, making it a logical location for the proposed use without expanding zoning elsewhere in the Township.**

6. Will this rezoning enable expansion of an existing building or use?

**Yes. The rezoning will allow professional office use on the property, and the existing building is intended to be removed and replaced with a modern facility.**

7. If the proposed use is commercial in nature, has a market study been conducted? (if so please attach three copies)

**No.**

8. If no market study has been done, why not?

**No market study was completed. The rezoning request is based on land-use compatibility with the surrounding area and the site's prior commercial use.**

9. Would this rezoning be in conformance with the future land use plan? (adopted in 2002)

**Yes. The Future Land Use Plan identifies the Hartel Road corridor as suitable for Local Business and small-scale commercial activity. Rezoning to B-1 is consistent with that designation and the mixed-use character of the area.**

10. If the proposed zone is nonconforming to the plan, why should the change be made?

**We believe the B-1 zoning is consistent with the policy intent for the Hartel Road corridor. However, even if it were interpreted differently, the rezoning would still be appropriate because it is compatible with nearby uses and fits the development pattern along the corridor.**

## II. SPECIFIC INFORMATION ON PROPOSED DEVELOPMENT:

NOTE: If the rezoned area is to be residential in character, answer all questions under section 1; if the rezoned area is to be commercial or industrial in character answer all questions in section 2.

**N/A**

### 1. Residential:

State the distance in miles or fractions thereof, from the farthest corner of the proposed rezoned area to the nearest:

- a. Police Station
  - b. Fire Station
  - c. Elementary School
  - d. Middle School
  - e. High School
  - f. Public Health Facility
  - g. Improved Recreational Facility
  - h. Paved Road
  - i. Public Sewer
  - j. Public Water
  - k. Public Storm Water Outlet
  - l. Shopping Facility
- Estimate probable:
- m. Increase Traffic Volume (No. of car trips)

- n. Total Population of Development
- o. Total Density (population/acre)
- p. Percentage of Required Drainage Capacity Available

2. Commercial and Industrial:

State the proposed commercial or industrial use.

**Professional office space for multi-tenant use.**

What noise, smoke, dust or odors can be expected to result from this proposed use and at what times of day?

**No impacts are anticipated beyond what is typical for a professional office use. Operations will occur primarily during normal daytime business hours.**

State the distance from the nearest boundary of the proposed rezoned area to the closest:

- a. Residential Unit ----- 0.0 feet (adjacent residential)
- b. Paved Road ----- 0.0 feet (on paved road)
- c. Education facility ----- 1.5 miles (Grand Ledge HS)
- d. Improved Recreational Facility ----- 0.6 mile (City Hall Park)
- e. Public Water Connection ----- 0.0 feet (on site)
- f. Public Sewer Connection ----- 0.0 feet (on site)
- g. Total Number of Employees ----- To Be Determined \*
- h. Total Floor Area of Structure ----- 4,000 - 6,000 sft (estimated) \*
- i. Generated Traffic Volume ----- To Be Determined \*
- j. Number of Parking Spaces ----- 10-20 (estimated) \*

\* See plot plan

III. AFFIDAVIT

The undersigned affirms that he/she is the owner or lessee involved in the petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

Date 1/9/2026

Signed 

Address PO Box 458, Portland, MI 48875

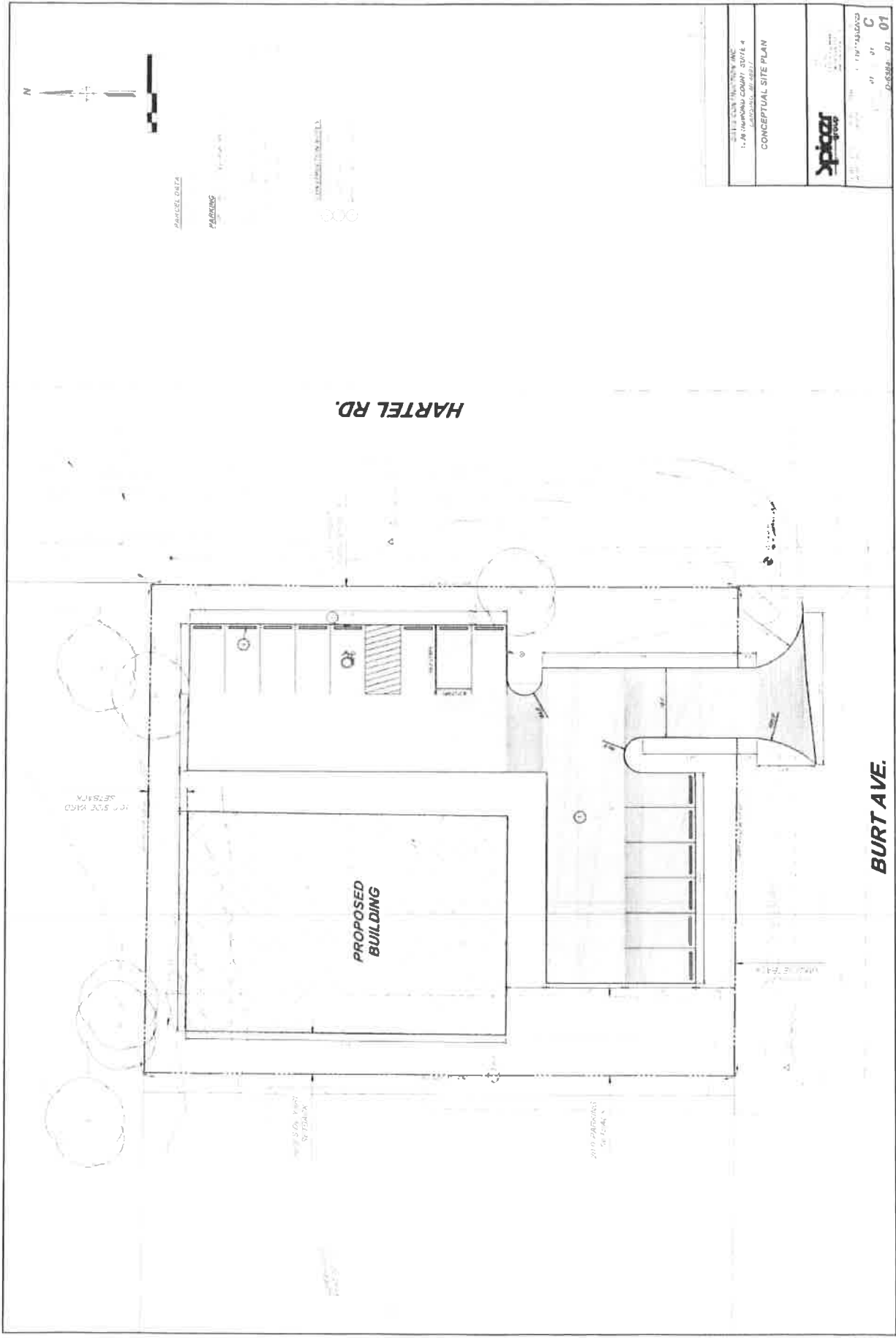
IV. OFFICE USE ONLY

Zoning Administrator Reviewed 1-16-2026  
 Public Hearing Date 2-3-2026  
 Advertising Date 1-24-2026

Filing Fee Received 12-23-2025  
Utility Notice 1-26-2026  
Property Posting Date 1-21-2026  
Property Owners Notified 1-21-2026

Planning Commission Action \_\_\_\_\_

Township Board Action \_\_\_\_\_



SUE COX ARCHITECTS INC.  
 1400 WASHINGTON COUNTY STATE 4  
 LAWRENCE, MO 64501  
 CONCEPTUAL SITE PLAN  
 11/17/2010  
 11/17/2010  
 C  
 01  
 01  
 01  
 01



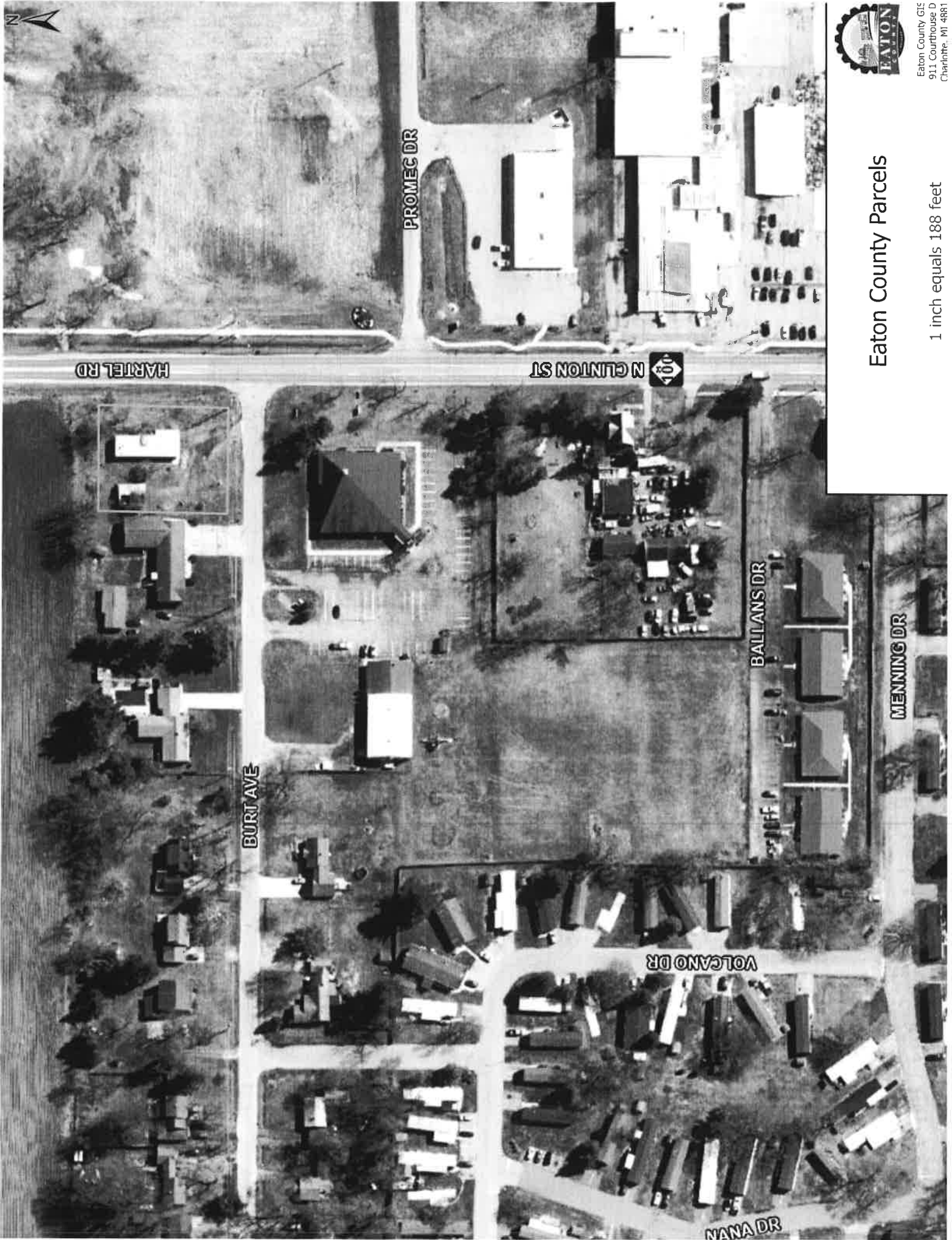
**ONEIDA CHARTER TOWNSHIP  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
REZONE REQUEST  
Tuesday, February 3, 2026  
7:00 p.m.**

A Public Hearing will be held Tuesday, February 3, 2026, at the Oneida Charter Township Hall, 11041 Oneida Rd., Grand Ledge, Michigan, 48837 at 7:00 p.m. The purpose of the hearing is to notify the public of the request to rezone parcel 030-076-600-240-01, 13503 N Hartel Road, Grand Ledge, Michigan, from R-1B Residential District to B-1 Local Business District.

The application and site plan are available for review in the office of the Zoning Administrator Monday-Thursday 8:00 a.m.- 1:00 p.m. Anyone having questions or needing assistance during or prior to the hearing can contact the Zoning Administrator, Melissa Goschka at 517-622-8078. Written comments on this proposal will be accepted until Monday, February 2, 2026.

Persons with special needs as defined by the Americans with Disabilities Act should contact Oneida Charter Township Clerk's Office.

Michaela Mosher  
Oneida Charter Township Clerk



Eaton County GIS  
911 Courthouse D  
Charlton, MI 4881

# Eaton County Parcels

1 inch equals 188 feet

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## CHAPTER 7

### R-1B – Medium Density One and Two Family Residential District

#### SECTION 7.01      PURPOSE

This district is intended to provide for a diverse residential environment whereby both one family and two family dwellings can be accommodated. It provides for a mixture of these two housing types and thereby offers a greater choice in living environments. Similar to the R-2A district, this district is intended for development that will be sensitive to existing land uses, consider the need to protect groundwater resources, and be designed to limit effects on traffic and natural features.

#### SECTION 7.02      PERMITTED USES

Land and/or buildings in the R-1B District may be used for the following purposes:

- A.     Single family dwellings, including home occupations, as regulated by Section 3.21.
- B.     Two family dwellings.
- C.     Publicly owned athletic grounds and parks.
- D.     State Licensed Residential Facility.
- E.     Family day care home.
- F.     Cemeteries.
- G.     Public utility or service buildings, not requiring outside storage or materials.
- H.     Accessory buildings and uses, as regulated by Section 3.08.

#### SECTION 7.03      SPECIAL LAND USES

The following uses are permitted in the R-1B District by obtaining approval from the Township Board after recommendation from the Planning Commission as a Special Land Use after all applicable standards of Chapter 15 are satisfied.

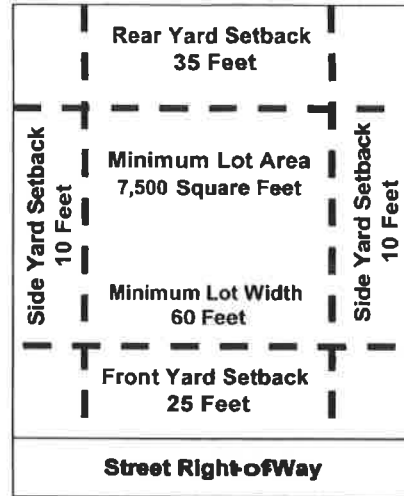
- A.     Churches.
- B.     Public utility or service buildings, not requiring outside storage or materials.
- C.     Municipal buildings and libraries.
- D.     Veterinary hospitals without boarding of pets.
- E.     Planned Unit Developments (PUD).

**SECTION 7.04 DISTRICT REGULATIONS**

The following dimensional requirements shall be met for any use found within this District, unless provided elsewhere.

**R-1B District**

<b>R-1B District Regulations</b>	
Minimum lot area (per dwelling unit)	7,500 square feet
Minimum lot width	60 feet
Minimum front yard setback	25 feet
Minimum side yard setback	10 feet
Minimum rear yard setback	35 feet
Maximum building height	2 ½ stories; or 35 feet, whichever is higher
Minimum dwelling unit size	1,000 square feet UFA (864 square foot first floor min.)



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## CHAPTER 10

### B-1 – Local Business District

#### SECTION 10.01      PURPOSE

The Local Business District provides locations within the township for small, convenient commercial areas. Uses considered to be appropriate for the B-1 District shall cater to the residents of Oneida Township and nearby areas, remain small enough in scale to be well integrated into a neighborhood setting, and possess appropriate traffic safety components which will limit potential negative impacts resulting from a non-residential use. Uses are prohibited which may create hazards; offensive or loud noises; or excessive vibration, smoke, glare, or heavy truck traffic.

#### SECTION 10.02      PERMITTED USES

Land and/or buildings in the B-1 District may be used for the following purposes:

- A. Retail food establishments conducting business entirely within enclosed buildings of less than ten thousand (10,000) square feet of GFA.
- B. Restaurants, not including drive-through facilities.
- C. Banks, credit unions, and similar financial institutions, not including drive-through facilities.
- D. Personal service establishments.
- E. Professional and business offices.
- F. Health and physical fitness establishments.
- G. Municipal and public buildings and public utility offices, but not including storage yards, substations, or regulator stations.
- H. Accessory buildings and uses, as regulated by Section 3.08

#### SECTION 10.03      SPECIAL LAND USES

The following uses are permitted in the B-1 District by obtaining approval from the Township Board after recommendation from the Planning Commission as a Special Land Use after all applicable standards of Chapter 15 are satisfied.

- A. Retail food establishments conducting business entirely within enclosed buildings of ten thousand (10,000) square feet of GFA or greater.
- B. Drive-through establishments including banks, dry cleaners, pharmacies, and similar personal services with drive-through service.
- C. Drive-through restaurants.

- D. Mortuaries and funeral homes.
- E. Open air businesses.
- F. Vehicle service stations.
- G. Vehicle wash establishments.
- H. Commercial day care centers.
- I. Medical offices including clinics.
- J. Hotels and motels.
- K. Commercial recreation including mini-golf, driving ranges, bowling lanes, theaters, indoor skating rinks, billiard parlors, or similar uses.

**SECTION 10.04 DISTRICT REGULATIONS**

- A. The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

<b>B-1 District Regulations</b>		
Minimum lot area	5,000 square feet	
Minimum lot width	100 feet	
Minimum front yard setback	40 feet	No parking area, except for driveways, shall be located within the front yard. The front yard shall be landscaped.
Minimum side yard setback	10 feet	Side or rear yards adjoining any lot in a Residential District shall be screened by a compact hedge of deciduous or evergreen trees which reach a minimum of five (5) feet in height and five (5) feet in width after one (1) growing season; or a solid wall or opaque board fence six (6) feet in height.
Minimum rear yard setback	40 feet	
Maximum building height	2 ½ stories; or 35 feet, whichever is higher	

- B. Parking lots for uses in the B-1 District shall be adequately lit to ensure security and safety and shall meet the following requirements:
  1. Light fixtures shall be no higher than twenty (20) feet and shall be provided with light cut-off fixtures that direct light downward. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
  2. Lighting shall not be permitted to illuminate areas not within the parking lot or other areas related to the use for which the parking is intended.
  3. Parking lot lighting shall also meet the requirements of Section 3.20.

**ONEIDA CHARTER TOWNSHIP  
ZONING ORDINANCE AMENDMENT  
ORDINANCE NO. 2026-\_\_\_\_**

At a duly scheduled and noticed meeting of the Township Board of Oneida Charter Township, Eaton County, Michigan, held at the Oneida Charter Township Hall on February 10, 2026, at 7 p.m., Township Board Member \_\_\_\_\_ moved to adopt the following Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_:

*An ordinance to amend the Oneida Charter Township Zoning Ordinance and Zoning Ordinance Master Map and rezone a certain property with Parcel Number 030-076-600-240-01 located within Oneida Charter Township, Eaton County, Michigan, from its current zoning classification of R-1B Residential District to B-1 Local Business District.*

ONEIDA CHARTER TOWNSHIP, EATON COUNTY, MICHIGAN, ORDAINS:

**SECTION 1. AMENDMENT TO TOWNSHIP ZONING ORDINANCE AND MAP.**

The Oneida Charter Township Board hereby amends the Oneida Charter Township Zoning Ordinance and Official Zoning Map incorporated by reference therein to rezone the property located at 13503 N. Hartel Road from its current zoning classification of R-1B Residential District to B-1 Local Business District. The property is legally described as follows:

PARCEL #030-076-600-240-01  
LOT 24. EXCEPT W 5 FT SUPERVISORS PLAT NO. 1 SEC. 2, T4N, R4W,  
ONEIDA TOWNSHIP

**SECTION 2. SEVERABILITY.** The provisions of this Ordinance are hereby declared to be severable and if any provisions, section or part of this Ordinance is declared to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall only affect the particular provisions, section or part involved in such decision and shall not affect or invalidate the remainder of such Ordinance, which shall continue in full force and effect.

**SECTION 3. EFFECTIVE DATE.** This Ordinance shall become effective seven (7) days after its publication following adoption or as required by law.

**SECTION 4. REPEAL.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

