

**ONEIDA CHARTER TOWNSHIP JOINT MEETING OF THE PLANNING COMMISSION  
AND THE TOWNSHIP BOARD MINUTES OF MEETING HELD**

**FEBRUARY 10, 2020**

**AT 7:00 P.M.**

**MEMBERS PRESENT: CHAIRMAN KILGORE MEMBERS STAHELIN, KUHLMAN, GREEN, WALTERS AND  
ZONING ADMINISTRATOR GOSCHKA.**

**TOWNSHIP BOARD MEMBERS PRESENT: SUPERVISOR COOLEY, TRUSTEE CAMPBELL AND SCHULTZ  
REPRESENTATIVE MR. PIGGOTT OF THE ROWE PROFESSIONAL SERVICES COMPANY.**

1. Call to Order by Chairman Kilgore at 7:00 p.m.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none.
4. Minutes of January 13, 2020 were approved as amended in a Motion made by Mr. Walters and supported by Mr. Kuhlman. Motion Carried.
5. Public Comment: There was none.
6. Rowe Professional Services Company, Goals, Objectives and Strategies Worksheet.

Mr. Piggott of Rowe Professional Services Company is present to review the Goals, Objectives and Strategies worksheets with the Commission. He explained that Strategies are new and are the way to achieve or implement the Goals and Objectives.

Goal 1, Oneida Township will strive to protect and preserve its prime farmland and open space areas from the negative effects of development. A synopsis of the Objectives for Goal 1 follows.

Objectives for Goal 1. Identify areas where existing farmland should not be considered for future residential development. Encouragement of appropriate zoning techniques such as Exclusive Use Zoning, Sliding Scale Zoning, Quarter/Quarter Zoning, Large Lot Zoning, Open Space/Cluster Development and agricultural buffers as outlined in chapter 6 of the Master Plan. It was decided to remove the Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) from the options at this time. The Township should strive to support the desires of individual property owners who wish to keep their land in active agricultural production by minimizing the development of conflicting land uses, and through site plan review, the Township will encourage approaches to land development that effectively protect and preserve prime farmland and open space areas by considering natural features.

Zoning Administrator Goschka asked for some clarification on cluster development and how utilities are provided to such areas. Mr. Piggott explained that a community well and septic system is used in such developments so that housing would not have to be located where there was public water and sewer. Mrs. Schultz said that we have several cluster developments that had individual septic and wells in the adjoining townships. Mr. Piggott said this was also a possibility with the use of larger lots.

Goal 2. Oneida Township will strive to protect and preserve environmental resources such as the river, streams, wetlands and woodlands from the negative effects of development.

A synopsis of the Objectives for Goal 2 follows.

Objectives for Goal 2. The Township will identify buffer areas for the protection of significant natural features, through zoning, site plan review and education. The Township will encourage approaches to land development that effectively protect and preserve natural features. The Township should use appropriate ordinances to protect and preserve its natural features.

Goal 2 continued and discussed protection of ground water quality. Synopsis of Objectives for this topic follows.

Objectives for Goal 2 Continued. The Township will provide mechanisms which will prevent contamination from reaching public water supply and well fields. The Township will maintain the quality of ground water sources by regulating capacity as new development occurs. Township will coordinate with county and state officials to develop improved standards for suitable soils for placement of septic systems. Through site plan review the Township will discourage practices that would alter the natural valuable function of wetlands including those not protected under State law.

Goal 3. Oneida Township will plan areas where quality single-family housing may develop in appropriate locations and densities that preserve the rural character of the area.

A synopsis of the Objectives for Goal 3 follows.

Objectives for Goal 3. The Township will determine optimal locations for future single-family residential development giving special consideration to agricultural preservation. The Township will encourage development patterns through smaller lot open space developments and conservation easements to preserve large tracts of agricultural land. The Township will limit higher density residential to locations where public utilities exist. The Township will encourage development that is of a scale and size that does not exceed or adversely impact existing or immediately planned infrastructure. The Township will coordinate with surrounding areas on zoning and development decisions.

There was discussion on the original wording of coordinating with the City of Grand Ledge and it was decided that coordination of the surrounding area was better.

Goal 4. Oneida Township will allow commercial and industrial uses of appropriate type and scale to develop in appropriate locations.

A synopsis of the Objectives of Goal 4 follows.

Objectives of Goal 4. The Township will limit commercial and industrial development to parcels of appropriate size and location. The Township will limit commercial and industrial development to locations where public utilities exist or do not exist and where there is a major thoroughfare. The Township will coordinate with the surrounding areas on zoning and development decisions. The

Township will work to develop access management regulations to promote safe and efficient use of street and walkways.

Goal 5. Oneida Township will provide the necessary public facilities and services that will serve the needs of its residents while preserving the townships rural character.

A synopsis of the Objectives of Goal 5 follows.

Objectives of Goal 5. The Township will promote a coordinated approach with developers and adjacent communities for the planning and provision of public utilities. The Township will promote safety along public streets and walkways. The Township will continue to implement and update the 1993-2010 Wastewater collection System Master Plan.

Goal 6. The planning and zoning process are transparent to the public and clear and concise to the applicant.

Synopsis of Goal 6 Objectives follows.

Objectives for Goal 6. Necessary training for individuals who preform their assignments. The public has access to information regarding ongoing planning and zoning. The planning and zoning review process is continually monitored for improvements and to address unnecessary delays.

Mr. Walters said it looked like we had been okay with the Master Plan but remiss in amending the Zoning Ordinance to implement the strategies through the zoning ordinance. Mr. Piggott said that was true but there was not information available 12 years ago that there is now and that the Alternative energy wasn't addressed until 2008. Mr. Stahelin said that is what Mr. Piggott is here to help us with is the implementation through the zoning ordinance. Mr. Piggott said he could provide sample wording and noted that since 2008 it is now a requirement for there to be a Five-Year Zoning Plan in the Master Plan. Mr. Stahelin said before we are done with Rowe, we will do a Zoning Plan. Mr. Piggott said that was correct. It will be done at the end of the process.

Mr. Piggott discussed a separate police power ordinance could be adopted for protection of natural resources. Mr. Piggott discussed alternative energy and Zoning Administrator Goschka noted that we have a Wind Ordinance and a Solar Ordinance and she would get copies for him.

Mr. Piggott then said the next step is the Open House. It is usually held in two sessions on the same day. The public comes and is given a survey to complete and a chance to discuss their thoughts with the Planning Commission. The only concern is getting people there. He said we need to set a date, make the public aware and publicize it. Zoning Administrator Goschka said we have elections the first of March to work around. So late February or the 3<sup>rd</sup> or 4<sup>th</sup> weeks of March would be good times to look at holding it. Mr. Piggott will check his schedule and get back to the Zoning Administrator. Mr. Piggott said we could even wait until April there is no rush.

Mr. Green discussed how to notify the public. Mr. Piggott said they had good results using personal cards handed out by members of the Planning Commission and Township Board. It was also noted that it could be put on Facebook and on the Township website.

7. Public Comment: Supervisor Cooley discussed the loss of a Township Business who had gone bankrupt and how Treasurer Goschka had been able to collect the personal property taxes saving the Township from a large loss.
8. There was no other Business.
9. Adjourn Meeting: Meeting was adjourned at 8:45  
Minutes respectfully submitted by Jan Schultz and Melissa Goschka.

APPROVED:

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JUSTIN KILGORE, CHAIRMAN