

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD March 7, 2023
7:00 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS GREEN, HAFNER, SCHROEDER, SCHERER, DEMBOWSKI, & WALTERS

MEMBERS EXCUSED: NONE

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, SUPERVISOR COOLEY, BOARD MEMBER SCHULTZ, ADMINISTRATIVE ASSISTANT PENA-KLANECKY

1. Meeting called to order at 7:03 p.m.
2. Pledge of Allegiance.
3. Additions to agenda: None
4. Draft Minutes of February 7, 2023. Ms. Scherer asked if there was a written definition of "Adult Uses" (Section 11.02 as a permitted use) and it was noted that a definition exists. Motion was made to approve the minutes as written by Chairman Kilgore and seconded by Ms. Schroeder. Motioned carried.
5. Public Comment: None
6. Hammond Farms Landscape & Supply: Special Land Use Permit Transfer and Amendment for Landscaping Supply, Parcel #030-024-300-001-00, 10408 Hartel Rd., Grand Ledge, MI: Representative Cliff Walkington was present at the meeting. Mr. Walkington explained that Hammond Farms Landscape & Supply will continue conducting business (operating at site since May 2022) as the previous business owner Schafer's Landscape Supply. Hammond Farms are willing to work with neighbors to make the transition easy for everyone. They have also added more signage along the driveway to promote quieter traffic. Mr. Walkington mentioned the Price home was purchased by the business. Following that purchase, another homeowner (directly South of the driveway) approached the business to also request them to purchase their home. That home was purchased, and it is currently occupied by the facility manager. The Price home has been rented out, and the existing home on the property is rented by a current employee. Hammond Farms purchased the dust control tank from Schafer's which will help to keep the dust under control. The screen topsoil operation is located in the back corner of the property with no homes directly to the east of the property. It was mentioned by Ms. Scherer that there is a bright light located onsite that is shining into nearby homes. She asked if something could be done. Mr. Walkington will be looking into this and correct the problem. Mr. Green asked if the hours of operation could be adjusted to Monday-Saturday 8:00 a.m. – 7:00 p.m. instead of starting at 7:00 a.m. on the previous SUP. Mr. Walkington agreed to this and asked if they could allow their employees to arrive 30 minutes prior to the hours of operation to prepare for opening. Mr. Green had no problem with that. He was mainly concerned with heavy equipment rolling in and out before 8:00 a.m. Notices were mailed by the township and the office received 3 calls, and only one reported problem was the bright light, others wanted to see the site plan. A site plan was submitted and copied for the board members. Ms. Dembowski asked for an explanation of the Bulk Material Storage which was explained by Mr. Walkington. The shredding of big, bulky, yard waste will be done less than 4 times a year. Hammond Farms offers this service to residents. A fee schedule is found on their website. The "Hoop House" was explained that this structure keeps materials dry. The storage unit is approximately 30'x36' and will be moved from the Waverly facility to Grand Ledge. Hammond Farms is not open during the winter months (closed mid-December and reopens about this time of year). Weather is a determining factor for the months closed. Zoning Administrator Goschka asked about snow removal or salt for this location as listed in the conditions for the Schafer SUP. Mr. Walkington said this will not be utilized at this facility. List of Conditions form needs to be updated to current business needs of operation. Chairman Kilgore made a motion to make a recommendation of approval to then Board of Trustees, seconded by Mr. Hafner. Motion carried. Mr. Walkington will attend the Board Meeting scheduled on March 14, 2023.
7. Public Comments: None
8. Chair Kilgore thanked Jan Schultz for her past work on taking minutes and all the support she has given the Planning Commission Board and welcomed Jackie Peña-Klanecky who will be taking meeting minutes.
9. Other Business: None

10. Handouts were distributed by Goschka for a Planning and Zoning Essential Workshop.
11. Adjourn Meeting: Meeting was adjourned at 7:24pm.

Minutes respectfully submitted by Melissa Goschka Zoning Administrator and Jackie Peña-Klanecky, Administrative Assistant.

APPROVED:

JUSTIN KILGORE, CHAIRMAN