

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD December 3, 2024
7:30 P.M.

MEMBERS PRESENT: CHAIRMAN KILGORE, MEMBERS DEMBOWSKI, HAFNER, SCHROEDER, & STEVENS

MEMBERS EXCUSED: MEMBER SCHERER
BOARD REPRESENTATIVE: VACANCY

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, BOARD MEMBER SCHULTZ, PLANNING COMMISSION SECRETARY PEÑA-KLANECKY AND OTHERS LISTED ON THE SIGN-IN SHEET.

1. Meeting called to order at 7:30 p.m.
2. Pledge of Allegiance.
3. Additions to agenda: Chairman Kilgore motioned to approve the agenda, supported by Member Schroeder. Motion carried.
4. Draft Minutes of November 6, 2024: Zoning Administrator Goschka mentioned that in item #8, the next meeting scheduled should be December and not November as drafted. Chairman Kilgore motioned to approve the minutes with amendments, supported by Member Dembowski. Motion carried.
5. Public Comment: None
6. Section 3.20 – Exterior Lighting: Continued the discussion on exterior lighting. Reviewed Williams & Works (W&W) suggestions. Member Sue Dembowski had Jim Foster look at the handout for any suggestions he may have. C.1.a. – The Planning Commission agreed to add pole base and details to this Section. It should read as follows: “Light fixture (wall pack, light pole, pole base, and other fixtures) details and specifications.” C.1.b. – The Planning Commission agreed to add height to this Section. It should read as follows: “Location and height of all proposed light fixtures.” C.1.c. – Delete part of this sentence starting with “as well as for areas ...”. It should read as follows: “Illumination levels measured in foot-candles for the entire site. Add letter e. (C.1.e.) “LED light temperature shall be warm white or filtered to minimize blue light emission.” C.4. – Delete part of this Section. It should read “Light shall not exceed one-tenth (0.1) foot-candle along any property line. All light fixtures shall have one hundred percent (100%) cut-off above the horizontal plane at the lowest part of the point light source. The light rays may not be emitted by the installed fixture at angles above the horizontal plane.” Add “sight distance” to number 8. It should read, “Light poles, shall not interfere with the traffic flow, sight distance, access to fire hydrants or other utilities. Zoning Administrator Goschka will ask W&W for a definition of “Sight Distance”. The Planning Commission agreed to delete number C.11. entirely. Section D. Exemptions – It was decided by the Planning Commission to delete number 2. Add letter E. Signs (LED) – Refer to sign ordinance Section _____.
7. Section 3.21 – Home Occupations: The Planning Commission continued their discussion from last month. It was decided that the word “business” be replaced with “occupation”- Home Occupations. The Planning Commission decided to go with the suggestions from Williams &

Works with the exception of deleting the last sentence in Section 3.21 A., as it is a duplicate sentence, and making a change to 3.21, I. It should read as follows: “Any home occupation proposing the outdoor storage of any vehicles, equipment, or materials shall be subject to the provisions of Chapter 15, Special Land Uses in platted residential districts.

The Planning Commission decided to stop here and begin to review Section 3.25 - Maximum Width to Depth Ratio at the January 2025 meeting.

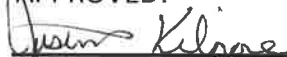
8. 2024 Annual Report Discussion: A handout was distributed by Chairman Kilgore and reviewed by the Planning Commission. Chairman Kilgore asked if additional items needed to be added – None to be added. One minor change was to change the 12 yearly meetings to 11 yearly meetings held in 2024.

Chairman Kilgore would also like to accelerate getting through the Zoning Ordinance and to use W&W suggestions as this is an area of their expertise. Zoning Administrator Goschka will include W&W handouts with the meeting minutes.

9. Public Comment – A resident shared his concerns regarding parcels owned by the City of Grand Ledge that share a boundary with Oneida Charter Township residents and feels the township requirements for setbacks to be excessive and unnecessary when abutting these City of Grand Ledge parcels that are vacant. He feels that the City of Grand Ledge has less setback standards.
10. Any other business – Member Hafner mentioned how sometimes it is difficult to know where property lines are. Zoning Administrator Goschka distributed a draft handout of the Energy Storage Facilities Ordinance from the Township Attorney to the Planning Commission, as they were asked to create an ordinance for the Township for recommendation to the Board of Trustees.
11. Adjourn meeting – Meeting adjourned at 9:05 p.m.

Minutes respectfully submitted by Melissa Goschka, Zoning Administrator and Jackie Peña-Klanecky, Planning Commission Secretary.

APPROVED:



JUSTIN KILGORE, CHAIRMAN