

ONEIDA CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

HELD

August 8, 2018

At 7:00 P.M.

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

MEMBERS EXCUSED: STAHELIN.

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, AND SUPERVISOR COOLEY.

1. Meeting was called to order at 7:00 p.m., by Chairman Walters.
2. Pledge of Allegiance was given.
3. There were no additions to the Agenda and it was approved.
4. Minutes of June 5, 2018 were approved as printed in a Motion made by Mr. Green and supported by Mrs. Schroeder. Motion Carried.
5. Public Comment: Supervisor Cooley suggested that the Board take a look at revising the requirement for sanitary sewer and water for subdivisions. He told the Board that there were several subdivisions in the Township without water and sewer. It was noted that they would have to have lots large enough to provide for septic and well services.
6. Zoning Administrator updated the Board on the change in membership, being due to the requirement that there can only be one Township Board Member on the Planning Commission and the Zoning Board of Appeals. That Member is now Mr. Green. Mr. Kuhlman was appointed to fill the other vacancy caused by this change. The Board welcomed the new Member Mr. Kuhlman and congratulated both Mr. Kuhlman and Mr. Green on their appointments. Mrs. Schultz will continue taking the minutes for the Board.
7. Wind Ordinance Review: Chairman Walters had provided some suggested updates to the Wind Ordinance: They were as follows.
New: Need stronger language to address shadow flicker Oneida Pg. 11. Concern found in power point presentation pg. 2 Wind Energy concerns for Municipalities, pg. 3 ice throw and Shadow flicker and Page 6 take aways.

New: Need to reconsider setback language, current is too restrictive, Oneida pg. 6. Concern found in Power Point Presentation pg. 2 Wind Energy concerns height and setback, pg. 6 take aways.

New: Language to address ice throw, currently there is none. Concern found in Power Point Presentation pg's. 2,3 and 6, see above.

New: Auto Brake System, Oneida pg. 7, Current Language addresses high wind only. Shadow flicker and ice throw may be addressed using auto brake system and setback requirement.

Need to address Airports and airplanes, Federal State and Local guidelines.

The Board discussed the suggestions in regards to setback and hunting. Chairman Walters pointed out that the suggestion to review the Wind Ordinance was from Supervisor Cooley who had attended the Power Point Presentation. Supervisor Cooley said a lot of the changes were due to legal problems on the other side of the State. The Commission discussed ice buildup. Mr. Kilgore discussed looking into how Wind Turbines effect birds and other wild life.

Mrs. Scherer said she had looked at the quick tips and didn't agree with not having people tell their name and address when addressing the Board. It was agreed that this was helpful.

The Board was told by Supervisor Cooley that there had been 100 leases for Wind Installation land filed with the County recently.

8. Master Plan Review: Chairman Walters had submitted some suggestions for Master Plan Updates: They were as follows.
Update any applicable Charts with available new information. (See Melissa's Chart of New Income and Population Numbers.)

New: Include surrounding Township and Municipality future land use maps. Include Language indicating our need to be compatible with our surrounding areas. (It was noted that we must notify surrounding Townships and Cities of changes to the Master Plan.)

Update any Maps in Master Plan that have new pertinent Data available.

Update "Commercial /Industrial growth and Development" objectives chart on page 4 and 5 to include large solar array language.

New: Consider writing a new "Renewable Energy" section under Township Goals and Objectives, (Chapter 4). Should include language for large and small solar arrays.

Add: "Large Solar to M-1 and M-2 under Industrial on page 8-2.

New: Under "Future Land Use Classifications" page 8-3 consider incorporating renewable energy language within appropriate paragraphs.

New: Change our "Future Land Use Map: page 8-8. Land bordered by M-43 (South), currently zoned Industrial Property (East (, Golf Course (West), RR Tracks or Eaton Hwy, (North) to be changed from Agricultural to Industrial. Must comply with "Future Land Use Amendment Evaluation Factors", page 9-4.

The Board discussed the suggested updates. Mr. Green said it had been 17 years since the Survey in the Master Plan, He wondered if a new Survey might be in order. Supervisor Cooley said that the Company who updated the Master Plan wrote the survey but if it is still relevant it could be resent. The Board discussed the need for rezoning of industrial land and asking the Township Board to approve the expenditure of funds to send out a new survey.

There was discussion on how to make the Survey available to the Residents. Individual mailings were thought to be the best. Mr. Green asked if the Planning Commission should do the rewrite or should it be done by the Company of Langworthy, Strader and LeBlanc and Associates, who created it. Mrs. Scherer noted cooperation with the City of Grand Ledge and thought we should also include the other Townships Delta, Eagle, Benton and Watertown in the plan to cooperate and make aware of any changes to our Master Plan.

Chairman Walters discussed a Sub Committee to work on the revision. Supervisor Cooley said he would ask the Township Board to approve the funds to hire the company who had done it the last time.

Chairman Walters said we should look at the existing Survey and see what needs to be changed or updated. Also, to ask the Township Board if they want to add or change anything. Chairman Walters said if the Board was in agreement we would move ahead with the update. The Board was in favor.

9. Public Comment: There was discussion on moving ahead with expansion of the wide walks in the Township. The one located on M-43 to be extended up to and around the curve back to Fitzgerald Park. The one of M-43 near Jenne Street to be extended to the West to the Subdivisions along Saginaw Hwy. and the one on M-100 to be extended to the Independence Village Drive. Everyone agreed this was a good plan.

Mr. Green and Mrs. Scherer discussed a change to Rezoning Applications and Approval Process to include proof of ownership. Zoning Administrator explained that Supervisor/Assessor gets copies of the Deeds when property changes hands in the Township from the County. And it then goes on her Tax Roll. So, there is proof of ownership. But she said it is not a problem to ask the County for a copy of the Deed.

Supervisor Cooley told the Board that the Dance Studio on Jefferson Hwy. had changed hands and would probably be coming to the Commission for some type of action.

10. Other Business: Mr. Green discussed how the County had originally said they were watching to see what we developed as a Solar Energy Ordinance and they would mirror it.

They are now having a hard time adopting any ordinance for Solar and are feuding. They want to allow no size limits in Agricultural land or anywhere else for Solar Arrays and the 13 Townships they handle do not favor that. He said Public Works wants to add a medium size, we currently have only large and small size arrays. Mr. Green has been working with the Eaton County Citizens to Protect Farm Land. He noted that we have a control in that we allow 250 acres and action to add additional 250-acre parcels. They want to be able to do 1000 acres all at once in Benton Township.

Mr. Green noted that a 5-acre parcel would allow Meijer to wipe out their electric bill. Chairman Walters said he remembered questioning the Attorney if 5 mega watts was big enough and was assured that it was.

Zoning Administrator Goschka told the Commission about a resident on Needmore Hwy. who was installing solar on a detached building and how she and the Building Inspector had discovered there was a difference between our Ordinance and the State Building Code. They went with the State Building Code in this instance. This was for 8 panels on the side of a barn at a cost of \$27,000.00. Mr. Green thought we should have our Ordinance match the State Code. Zoning Administrator Goschka agreed. Mrs. Schroeder pointed out the part of our Ordinance that says Solar installations must meet or comply with State, County and Federal Codes.

Zoning Administrator Goschka noted that we need to up date the portion of the Zoning Ordinance that addresses the keeping of animals.

After all discussion, Meeting was adjourned at 8:25 p.m.

Minutes respectfully submitted by Jan Schultz

APPROVED:



Mr. Michael Walters, Chairman