

ONEIDA CHARTER TOWNSHIP
PLANNING COMMISSION MEETING

HELD

February 5, 2019

At 7:00 P.M.

MEMBERS PRESENT: CHAIRMAN WALTERS, MEMBERS GREEN, KILGORE, SCHERER, STAHELIN, AND SCHROEDER

MEMBERS EXCUSED: KUHLMAN

OTHERS PRESENT: SUPERVISOR COOLEY, ZONING ADMINISTRATOR GOSCHKA, MR. BRIAN BORDEN, AICP PLANNING MANAGER, AND MR. STEPHEN HANNON, AICP PLANNER.

1. Meeting was called to order at 7:00 p.m., by Chairman Walters.
2. Pledge of Allegiance was given.
3. Election of Officers was added to the Agenda under item 9. Any Other Business. Agenda was approved.
4. Minutes of November 7, 2018, were approved as amended in a Motion made by Mr. Kilgore and supported by Mr. Green. Motion Carried.
5. Public Comment: There was none
6. Master Plan Review with SAFEbuilt Studio. Chairman Walters asked Zoning Administrator Goschka to update the Commission on the Review Plan. She said that the Master Plan was done in 2002 and updated every five years since then. Now the Commission is looking to update the Master Plan and has asked Mr. Borden and Mr. Hannon of SAFEbuilt to discuss how to go about review and update of the Master Plan. Mr. Borden worked for the Company who assisted with the 2002 Plan.

Mr. Borden addressed the Commission. He said that after 17 years an update was warranted. LSL did the last Plan and he had worked with them at the time and worked on this Master Plan. He said that the goals and objectives seem relevant. He explained that a Master Plan was a guide for future land use and development. A review would address review of the Citizen input, future land uses, resources, and looking at whether some areas have grown or shrunk. It would also require review of infrastructure and capital improvements.

He noted that there had been changes to the Michigan Planning Enabling Act and the Zoning Enabling Act since 2002 that would need to be addressed. He explained that the Master Plan in long range planning and the Zoning Ordinance is regulatory. The Master Plan is a Guide. Reasons for update could be if the Survey showed the people moving in a different direction and as it has been seventeen years there might be major changes in development. He also noted that Complete Streets have become a requirement since 2002 and would

need to be addressed in the update. This meaning Streets for all uses, such as farm equipment, bicycles, automobiles and any other uses that fit the area.

Mr. Borden suggested that the Township call on Tri-County Regional Planning Commission for assistance, also the Road Commission. He felt that after their review of our Master Plan a lot of the content had stayed the same. We need to look at what has changed and what we have implemented or failed to implement. Changes should be made to address what the community wants.

Mr. Hannon presented a power point handout to the Commission addressing their experience, and What is a Master Plan, and Master Plan connection to Zoning. It also addressed Master Plan Review Checklist. Potential reasons to update a Master Plan. And the Oneida Charter Township Master Plan adopted 2002. A copy of the Power Point Handout is attached to these Minutes.

Chairman Walters asked if we needed to update our Master Plan or rewrite it. Mr. Borden said he felt that it could be updated and did not need to be rewritten. He said they looked at the zoning maps, Master Plan to preserve Agricultural Land and much of it is not in need of change. Chairman Walters asked if Mr. Borden's Company could help put together the paperwork for public input. Mr. Borden said the Township had a good survey in the 2002 Master Plan of 50% response. Mr. Borden noted that most surveys are done electronically now and wondered if that would fit our Township. Mr. Green said he felt that most were computer literate, Zoning Administrator Goschka said some in the rural areas did not have internet or computers. So possibly we would need to use the mailed survey and the internet. Mr. Stahelin wondered if the Township could use its own website for the survey and also have direct mailing. Mr. Borden said they would also have people come to the Township Meeting to take part. Mrs. Scherer wondered about people who actually live here versus absent land owners in regard to the survey.

Chairman Walters discussed the changes that the Commission had come up with and said that the Commission recognized that an update was needed. Mr. Borden said there was a need to look at rezoning that had been done and what the Zoning Board of Appeals had been looking at. He noted that Wind and Solar have become big issues in Townships. There was discussion on Green Energy and consistency with the Master Plan.

Mr. Stahelin discussed the need to enlarge the Industrial Area to allow for Solar Development. Mr. Borden said that it was smart to broaden the future land use on the Future Land Use Map to allow enough leeway to accept a good plan for growth. He pointed out that the Master Plan can always be amended.

Chairman Walters pointed out that the Master Plan is a guide not a law. Zoning Ordinance is law. Mr. Borden said a moratorium on rezoning could be put in place during the update of the Master Plan.

Chairman Walters asked what the next step should be. Zoning Administrator Goschka said if the Commission decides to amend, they send the request to the Board and the Board approves or disapproves. Mr. Stahelin asked about cost. Mr. Borden said they could not estimate a cost until they know to what extent the Township will be updating. He also thought the Township would probably have to put the update out for bid. However, he would be happy to move forward if the Board decided to allow that.

Mr. Green wondered if we could or should use the same questions on the survey. Mr. Borden thought it would be interesting to do that, possibly tweak it a little. Chairman Walters said we need to make a determination as to whether or not the Master Plan needs to be update. Mr. Kilgore thought that they should move to update, use the same survey and use Survey Monkey. Chairman felt that was moving a bit too quick.

Mrs. Scherer said there was not a lot that needs to be changed. There was discussion on rural development with septic systems. The Board consensus was that the Master Plan needed to be updated.

After all discussion, Motion was made by Mr. Kilgore to recommend to the Township Board that the 2002 Master Plan be updated. The Motion was supported by Chairman Walters. Motion Carried.

7. Recreational Marihuana Ordinance Discussion. Chairman Walters wondered about the use of cannabis versus marihuana. He felt that we should opt out. Supervisor Cooley noted that any Ordinance needs to cover all five things. Marihuana Grower, safety compliance facility, processor, retailer and secure transporter. Also, the sixth type which is marihuana microbusiness.

Zoning Administrator Goschka said we still have a year before the State will be acting. She noted that the Township opted out of Medical Marihuana by Resolution. To opt out of the Recreational Marihuana requires an Ordinance before the State takes over.

Chairman Walters said that the Planning Commission does not need to act on this. The matter was sent to the Commission for an opinion. This will be a stand-alone Township Board Ordinance.

Supervisor Cooley and Zoning Administrator Goschka discussed a request recently for a 100 ft. by 100 ft. pole barn, which could be built to house a marihuana business. The Township cannot ask if it is for that purpose, but can ask if it is for Agricultural use, animals or equipment.

Mr. Stahelin discussed the Windsor Growing Units, and Windsor Township expecting large revenue from it.

After all discussion it was the consensus of the Commission that the Township should do an Ordinance to opt out. Mr. Kilgore pointed out it could always be reassessed down the road.

8. Public Comment: There was none.
9. Any other business: Election of Officers: there was much discussion. It was pointed out that the Board Representative could not be Chairman. After all discussion Motion was made by Chairman Walters to nominate Mrs. Scherer Chairman and Mr. Kilgore Vice Chairman. Motion was supported by Mr. Stahelin. Motion Carried.
10. Adjourn Meeting: Meeting was adjourned at 8:40 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:

MICHAEL WALTERS, CHAIRMAN

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