

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION

MINUTES OF MEETING HELD

NOVEMBER 4, 2020

AT 7:00 P.M.

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

MEMBERS EXCUSED: KUHLMAN

OTHERS PRESENT: ZONING ADMINISTRATOR GOSCHKA, AND TRUSTEE SCHULTZ.

1. Meeting was called to Order by Chairman Kilgore at 7:00 p.m.
2. Pledge of Allegiance was given.
3. Additions to the Agenda, there were none, item 6 was removed from the Agenda and postponed until the December Meeting at the request of the Applicant for Rezoning.
4. Minutes of October 6, 2020 were approved as amended in a Motion made by Mrs. Schroeder and supported by Chairman Kilgore. Motion Carried.
5. Public Comment: There was none.
6. This item was removed from the Agenda.
7. Master Plan Hybrid Open House Planning. Chairman Kilgore felt that setting the date was the first step. Zoning Administrator Goschka said that Mr. Piggott had suggested the dates of January 6, 2021, January 21, 2021 or February 3, 2021. After discussion it was decided that January 21, 2021 was acceptable with Commission Members. Zoning Administrator Goschka explained there would be two sessions, one in the afternoon and one in the evening. Not all Commission Members would have to attend each session. We will have to keep the number of those present down due to Covid 19.

The Commission then discussed the Boards as revised. Mrs. Scherer discussed the commercial and residential Growth Board, and she was concerned about the map which shows commercial growth on Willow Hwy. and at Oneida Road and St. Joe. Hwy. She liked Map 8 of the current Master Plan. She thought stating that there was going to be commercial growth on Willow Hwy. and at St. Joe Hwy. and Oneida Road was going to cause ramifications.

Zoning Administrator Goschka discussed the commercial rezoning being a problem for solar people.

Chairman Kilgore asked Mr. Walters what he thought. He said he had no problem with commercial growth on M-100 and M-43. He thought we should remove the red from the map on Oneida and St. Joe Hwy. also on Willow Hwy.

Mr. Stahelin asked about the by-pass area on M-43. This was discussed and decided that it could be included even with the limited access.

Zoning Administrator Goschka discussed replacing the map next to Commercial Growth on the Board with the existing Master Plan Map number 8. (Future Land Use Map). She also discussed using the heading of Commercial/Industrial Growth, rather than Commercial Growth.

Mr. Walters discussed the industrial development on M-43 at Oneida Road and how much land was there to be potentially rezoned for industrial use at that site. It was thought there was about 200 acres or more. (It was determined later to be 313.61 acres.) Zoning Administrator Goschka asked what we want in this area for survey purposes. It was determined the commission would like to put this on the future land use map as potential industrial zoning.

Mrs. Schroeder noted that we needed to correct the map to show Saginaw Hwy. and M-43 correctly.

The Commission decided that the commercial growth on the map should be on M-43, M-100 and Jefferson, and Industrial growth on M-43 West from Oneida Road along M-43. Also, that the Heading should be Commercial/Industrial Growth and that the Map should be changed to reflect these changes as the Map number 8 of the Current Master Plan.

The next item for discussion was the Opinion Survey. Zoning Administrator Goschka said that there were options for people present at the Open House. They could pick up sheets individually or the whole thing. She noted there would be people there to help those in attendance decide what they wanted to do.

8. Public Comment: There was none.
9. Any Other Business: Zoning Administrator Goschka discussed a change to Section 3.29 of the Solar Ordinance to allow Sealed Engineer Plans as well as the 3-foot set back from the edges and peak of the roof. She noted that they had received several plans where the 3-foot set back was not met, but they were sealed by an Engineer. She asked for an opinion from the Commission.

Mr. Walters said that the three-foot set back was to allow the Fire Department access to the roof in case they needed to ventilate the roof to put out a fire. They cannot walk on the Solar Panels. He was quite sure the 3-foot set-back was required by International Building Code and that is where the wording in the Solar Ordinance came from. It was decided that the Zoning Administrator would contact the Fire Chief and review the Building Code and come back next Meeting.

10. Meeting was adjourned at 8:02 p.m.

Minutes respectfully submitted by Jan Schultz and Zoning Administrator Goschka

APPROVED:



MR. JUSTIN KILGORE, CHAIRMAN