

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD April 2, 2024
7:00 P.M.

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

MEMBERS EXCUSED: MEMBER SCHERER

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 7:00 p.m.
2. Pledge of Allegiance.
3. Additions to agenda: Motion to accept the agenda as presented was offered by Chairman Kilgore and supported by Member Green. Motion carried.
4. Draft Minutes of March 5, 2024: Chairman Kilgore motioned to approve the draft minutes with amendments. Member Dembowski supported. Motion carried.
5. Public Comment: None
6. Zoning Ordinance Draft Review – Starting with Chapter 1: Chairman Kilgore discussed the email Member Scherer submitted and her thoughts on the Zoning Ordinance draft to be reviewed by the Planning Commission. The suggestions submitted by Williams & Works (W&W) will be reviewed by the Planning Commission throughout the next several meetings. Approval for changes will be submitted to W&W for updating.

Approved changes as reviewed:

- **Chapter 1**, Section 1.02 Purpose, L - replace Township Zoning Act (TZA) with Michigan Zoning Enabling Act (Act 110 of 2006, as amended).
- Section 1.03 The Effect of Zoning, A - agreed to simplify by stating the effect of zoning and to remove letters A, B, & C and to include new verbiage as recommended by W&W. Starting with "Zoning affects every structure". Also approved the recommendation to move parts B & C to Chapter 19.
- Section 2.02 Definitions A - Abandoned Solar Energy System, replace "or" with "for".
- Accessory Building - leave accessory building as is (last sentence).
- Accessory Dwelling Unit – Planning Commission did not agree with the suggested definition (delete).

- Adult Foster Care Facility, Adult Foster Care Family Home, Adult Foster Care Large Group Home, Adult Foster Care Small Group Home – approved to add verbiage as recommended by W&W.
- Aggrieved Person – replace “his” with “their” as recommended by W&W.
- Alterations – Planning Commission did not agree to change as recommended, leave verbiage as is.
- Assisted Living Facility – approved to add verbiage as recommended by W&W.
- Section 2.03 Definitions B – Bed and Breakfast Establishment – replace “single family” with “single-family”.
- Buildable Area – approved to add. Need recommended definition from W&W.
- Building Envelope Area – Planning Commission did not agree with the verbiage – delete.
- Building, Main – approved suggested wording by W&W beginning with “A building in which...”
- Building Permit – approved to delete “Townships” and change “Building Code” to lower case as recommended by W&W.
- Section 2.04 Definitions C – Cell Tower – approved to include new item and approved “See Wireless Communications Facilities associated term” as recommended by W&W.
- Cluster Development – approved to include as recommended by W&W and add definition from Master Plan.
- Commercial – delete “or garage/basement” from the paragraph as Planning Commission recommended, need to add definition of garage sales in listed definitions. W&W recommended to address “garage sales” in the general provisions section in Chapter 3.
- Commercial Wireless Telecommunication Services – delete.
- Delete entire paragraph “Licensed telecommunication services including ...” as recommended by W&W.
- Convalescent Home – approved adding verbiage as recommended by W&W.
- Section 2.05 Definitions D - Day Care Facility A – Family Day Care Home change to Family Child Care Home, delete previous verbiage and add new verbiage – approved change as recommended by W&W.

- Group Day Care Home change to Group Child Care Home and add last sentence starting with "Group child care home includes ..." to existing verbiage – approved as recommended by W&W.
 - Delete letter C - Commercial Day Care" and letter D - Day Care Operated by a Place of Worship and add letter C "Day Care Center" or "Child Care Center" with new verbiage as recommended by W&W.
 - Section 2.06 Definition E - Essential Services – approved verbiage as recommended by W&W with the exception of the last sentence "Cellular telephone or communications towers shall not be considered essential services" to be deleted.
 - Section 2.07 Definitions - F Facility – delete previous verbiage and add new verbiage starting with "Any physical entity or infrastructure ..." – approved change as recommended by W&W.
 - Fair – approved with new verbiage as recommended by W&W.
 - Family – Approved to delete letter A and keep letter B section as the only definition for "family" as recommended by W&W.
 - Farm – delete first paragraph and keep 2nd paragraph – approved with changes as recommended by W&W.
 - Farm Operation – approved entire additional verbiage as recommended by W&W.
7. Public Comment: A resident commented that a section of sidewalk in front of Mid Michigan Floor Coverings is damaged and a hazard. This sidewalk was installed and is maintained by the City of Grand Ledge. Discussion took place regarding this issue.
 8. Any Other Business: None
 9. Adjourn Meeting: Meeting was adjourned at 8:38 p.m.

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

APPROVED:


 JUSTIN KILGORE, CHAIRMAN
