

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD September 3, 2024
7:00 P.M.

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

MEMBERS EXCUSED: MEMBER SCHROEDER

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 7:01 p.m.
2. Pledge of Allegiance.
3. Additions to agenda: The motion to accept the agenda as presented was offered by Chairman Kilgore and supported by Member Dembowski. Motion carried.
4. Draft Minutes of August 7, 2024: Chairman Kilgore motioned to approve the draft minutes with one change – spelling of member excused - DEMBOWSKI, supported by Member Hafner. Motion carried.
5. Public Comment: None
6. Zoning Ordinance Draft Review – Starting with Chapter 3, Section 3.15 with an addition to Chapter 2, Section 2.23: The Planning Commission continues to review the suggestions submitted by Williams & Works (W&W). Approval for changes will be submitted to W&W for updating.

Approved changes as reviewed:

- **Chapter 3**, Section 3.15 Essential Services – The Planning Commission agreed to remove last part of the sentence “it being the intention hereof to exempt such erection, construction, alteration and maintenance from the application of this Ordinance.”

- **Chapter 2**, Section 2.23 Definitions W., Wireless Communications Facility (Page 2-35) – Add an additional item #5 “Wireless communication facilities are considered an essential service” as the Planning Commission discussed.

- **Chapter 3 (continued)**, Section 3.16 Illegal Dwellings – It was agreed by the Planning Commission to take this issue to the Board of Trustees meeting for discussion. Would the Township Board like to consider allowing accessory dwelling units (ADUs) as indicated in the Accessory building regulations.

Williams & Works comments regarding ADUs: This section notes that “buildings erected as garages or accessory buildings shall not be occupied for dwelling purposes”. We have found that more municipalities are allowing the conversion of a floor of an accessory building to a dwelling unit (ADU) as one way to combat the issue with the lack of affordable housing. This is a policy decision that the Township would need to consider before amending the

ordinance, however, now is a good opportunity to figure out where the Township stands on the issue.

- Section 3.17 Excavations, Holes, or Ponds Letter B – The Planning Commission agreed to leave this section as is - no changes.
 - Section 3.18 Outdoor Storage of Recreation Vehicles in Residential Districts – The Planning Commission agreed to leave this verbiage as is after much discussion.
 - Section 3.20 Exterior Lighting - The Planning Commission agreed to leave verbiage “Illumination Engineering Society of North America” and to add at the end of the paragraph in Letter A “so illumination levels are at zero at the lot line”. It was also suggested that a graphic be included to explain the illumination levels. Williams and Works (W&W) to include a graphic. After much discussion, it was recommended to revisit this Section at the October meeting after trying the device that reads the illuminations at the Township Hall parking lot.
 - Section 3.21 Home Occupations Businesses – The Planning Commission agreed to change “Businesses” to “Occupations” in the entire Ordinance. They also wanted to revisit this section as there was much discussion on whether Home Occupations should be approved by the Zoning Administrator alone or by the Planning Commission and if there should be different levels of Home Occupations or if they should all be considered Special Use Permits.
7. Public Comment: Mr. & Mrs. Williams asked how much time a trash container can be left outside (by the road) after scheduled trash pickup. If trash continues to accumulate and not taken care of by the resident a Public Nuisance can be filed. Member Hafner asked if the Ordinance includes debris. Zoning Administrator Goschka is working with the township attorney regarding the trash pickup problem with the trash removal service.
 8. Any Other Business:
 9. Adjourn Meeting: Meeting was adjourned at 8:51 p.m.

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

APPROVED:



JUSTIN KILGORE, CHAIRMAN