

ONEIDA CHARTER TOWNSHIP PLANNING COMMISSION MEETING
HELD October 1, 2024
7:00 P.M.

MEMBERS PRESENT: ACTING CHAIRMAN SCHERER, MEMBERS DEMBOWSKI, GREEN, HAFNER, SCHROEDER, & STEVENS

MEMBERS EXCUSED: CHAIRMAN KILGORE

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: The motion to accept the agenda as presented was offered by Member Green and supported by Member Hafner. Motion carried.
4. Draft Minutes of September 3, 2024: Member Stevens motioned to approve the draft minutes as written, supported by Member Dembowski. Motion carried.
5. Public Comment: None
6. Section 3.20 Exterior Lighting – Acting Chairman Scherer suggested to postpone reviewing this section until after completing the entire ordinance, due to the amount of time it will take to discuss. Some members agreed, however some did not. Acting Chairman Scherer suggested to delete “so illumination levels are at zero at the lot line” from September meeting minutes and suggested to have it read how the Delta Township Ordinance reads. Member Hafner and Zoning Administrator Goschka suggested purchasing a light meter device to see how it works, in order to have a better understanding of what is needed. Member Hafner motioned to purchase the device; Member Green supported. Motion carried. Member Dembowski suggested that Williams & Works (W&W) give some feedback on how this ordinance should read. Melissa will share the Delta Township Ordinance with W&W and advise that the Planning Commission would like the Oneida Ordinance to read similar to Delta Township’s. The Planning Commission also agreed that it would be helpful to have a graphic here as well. The Planning Commission agreed. This section will be revisited at a later date.
7. Section 3.21 Home Occupations – Discussed the various levels of home occupations, and it was agreed to ask W&W of suggested language regarding the Michigan Zoning Enabling Act, Special Use Permits, and Home Occupations. Some concerns discussed: traffic, resident safety, disruption to neighbors (neighborhoods), parking, off-street parking, employee parking, swapping daily use vehicles with business vehicles at the home, percentage recommendation of storage in building, and guidelines of levels of intensity from W&W (how many levels and when should it go to a Special Use Permit). This section to be revisited later.
8. Accessory Dwelling Unit (ADU) – Acting Chairman Scherer would like to postpone this discussion in order to get more information to the Board of Trustees. The Planning Commission discussed rural, platted areas, lot size(s). Member Dembowski will draft ADU

bullet points for the November Planning Commission meeting to be presented to the Board of Trustees at the November meeting.

9. Zoning Ordinance Draft Review – Starting with Chapter 3, Section 3.22: 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 3.22 Seasonal Uses** – The Planning Commission agreed leave this section as written.

Section 3.23 Non-Conforming Buildings, Structures and Uses – The Planning Commission agreed with W&W comment to leave this information here and not in Chapter 2. It was agreed by the Planning Commission to delete B. 1. a. 2. “The alteration, remodeling, or modernization does not substantially extend the life of any non-conforming building or structure.” and then renumber accordingly. Section C. Restoration and Repair, 3. A. – The Planning Commission agreed to leave as written. Section D. Nonconforming Uses – Change or Abandonment – Zoning Administrator Goschka to consult with the Oneida Charter Township attorney and report back to the Planning Commission. Section G. 1. & 2. – The Planning Commission agreed to leave this section as is.

10. Public Comment - None
11. Any Other Business: The Zoning Administrator Goschka mentioned that the Michigan Township Association (MTA) is offering upcoming meetings on Renewal Energy Permits taking place in Gaylord and Marquette MI. Also, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be offering a free presentation on Oct. 28 that allows four members of the Board to attend. Zoning Administrator Goschka will email the information to the Planning Commission members October 2. Please RSVP to Zoning Administrator Goschka by Oct. 15, 2024, if interested.
12. Adjourn Meeting: Meeting was adjourned at 8:41 p.m.

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

APPROVED:



CAROL SCHERER, CHAIRMAN