

Charter Township of Oscoda

Planning Commission

Meeting Minutes

March 6, 2023 6PM

Robert J. Parks Public Library
6010 Skeel Ave
Oscoda, MI 48750

1) CALL TO ORDER

Jeff Linderman, Chair, called the meeting to order at 6:00 PM.

2) Pledge of Allegiance

3) WELCOME GUEST – Mr. Linderman welcomed guests to the meeting.

4) ROLL CALL

Present – Mr. Palmer, Mr. Schulz, Ms. Beckner, Ms. Mackenzie, Ms. Hopcroft, Mr. Linderman

Absent – Mr. Tasior

Quorum – Mr. Linderman determined a quorum present.

5) APPROVAL of Meeting Minutes-

- i. **Planning Commission Regular Meeting Minutes February 6, 2023-** Mr. Palmer made a motion to approve the minutes with one correction to section 12, item iv changing "Primary water line" to "secondary water line". Supported by Ms. Hopcroft. Roll call vote. All in favor.

6) AGENDA – Additions, Corrections & Approval –

- ii. After a short discussion about adding some project update placeholders to the agenda it was decided that Planning Commission members could give any update during their comments and that in the future, we would have the Planning & Zoning Director add these placeholders to the agenda with supporting documentation in the meeting packet. Mr. Linderman made a motion to accept the agenda as presented. Supported by Mr. Schulz. Roll call vote. All in favor.

7) PUBLIC COMMENT – None

8) OLD BUSINESS - No updates

9) NEW BUSINESS –

- i. Site Plan Review Case 101-2023
 - a. Mr. Palmer made a motion to open the public hearing for Case # 101-2023. Supported by Mr. Linderman. Roll call vote. All in favor.
 - b. Mr. Schulz read the case memo for Case #101-2023, the address is 6611 Loud Dr., this is a Site Plan Application for a poultry shed and run for four chickens. The Planning & Zoning Director has not received any written comments either opposed or in favor of this case.
 - c. Mr. Linderman asked the applicant if she had anything to say on this case. Ms. Godfrey had none.
 - d. Mr. Linderman asked if anyone wanted to make a public comment about this case. There were none.
 - e. Mr. Palmer asked for clarification on the location for the run as this property on a waterfront, Ms. Godfrey confirmed it would be on the road side, considered the back yard. Mr. Palmer asked about how waste is going to be handled, Ms. Godfrey indicated that she will be composting and incorporating that into existing garden beds. Mr. Palmer asked that only hens, no roosters would be raised. Ms.

- Godfrey confirmed that she would not have a rooster, and stated that they are not allowed by ordinance.
- f. Ms. Hopcroft asked the applicant if she had discussed this with either neighbor. Ms. Godfrey said she has not discussed with either neighbor.
 - g. Mr. Linderman asked where the feed would be stored, Ms. Godfrey said she would be storing the feed in her garage.
 - h. Mr. Schulz made a motion to close the public hearing and move into deliberations for Case 101-2023. Supported by Ms. Hopcroft. Roll call vote. All in favor.
 - i. Mr. Palmer stated that the site plan looks well thought out and should not need additional landscaping, and restated that no rooster will be on the property.
 - j. Ms. Hopcroft stated that she did not have any concerns that this may be a nuisance to the neighborhood, Ms. Godfrey she did not have any concerns that this would be a nuisance.
 - k. Mr. Linderman stated the site plan adequately addressed all the requirements.
 - l. Mr. Linderman make a motion to close deliberations on Case 101-2023. Supported by Mr. Palmer. Roll call vote. All in favor.
 - m. Mr. Palmer made a motion to approve Case #101-2023 on 6611 Loud Dr. for a poultry shed and run for four Chickens. Supported by Ms. Mackenzie. Roll call vote. All in favor.
- ii. Site Plan Review Case 102-2023
- a. Mr. Schulz read the case memo for Case #102-2023, proposed addition to an existing building for cold storage/Recreational Vehicle Storage at 5599 F-41. The Planning & Zoning Director has not received any written comments either opposed or in favor of this case.
 - b. Mr. Linderman made a motion to open the public hearing for Case # 101-203. Supported by Mr. Palmer. Roll call vote. All in favor.
 - c. Mr. Linderman asked the applicant if he had anything to speak on this case. Mr. Jason Merillat had none.
 - d. Mr. Linderman asked if anyone wanted to make a public comment about this case. There were none.
 - e. Mr. Palmer asked about the door size on the addition, Mr. Merillat stated that the current building has 12' high door but the addition will be 14' high doors to accommodate taller vehicles, but the door manufacturer and door style will be same.
 - f. Mr. Linderman asked if a dumpster would be on the property, Mr. Merillat stated there would not be a dumpster. Mr. Linderman asked for clarification on the outside lighting and want to make sure it would not spill over to his neighbors.
 - g. Mr. Palmer asked Mr. Merillat to confirmed that building is for self-storage, Mr. Merillat confirmed that was correct.
 - h. Ms. Hopcroft made a motion to close the public hearing and move into deliberations for Case #102-2023. Supported by Mr. Linderman. Roll call vote. All in favor.
 - i. Mr. Palmer stated that this plan fits the zoning ordinances for this area and the addition matches the current building and self-storage is something that is needed in the community.
 - j. Mr. Linderman make a motion to close deliberations on Case #102-203. Supported by Mr. Palmer. Roll call vote. All in favor.
 - k. Mr. Palmer made a motion to approve Case #102-2023 on 5599 F-41, for a addition to an existing building for cold storage/Recreational Vehicle Storage. Support by Linderman. Roll call vote. All in favor.

10) PUBLIC HEARING –

- i. **Section 6.34, Food Trucks/Mobile Food Vending Units- Amendments and Location Maps**

- a. Ms. Hopcroft made a motion to open the Public Hearing for Amendments to Section 6.34, Food Trucks/Mobile Food Vending Units Ordinance. Supported by Mr. Palmer. Roll call vote. All in favor.
- b. Mr. Linderman had Ms. Hopcroft go over the proposed changes, mostly grammatical changes.
- c. Mr. Palmer pointed out the map changes.
- d. Mr. Palmer made a motion to close the Public Hearing and move into deliberations. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- e. No additional discussion.
- f. Mr. Palmer made a motion to close deliberations on amendments to Section 6.34, Food Trucks/Mobile Food Vending Units Ordinance. Supported by Mr. Linderman. Roll call vote. All in favor.
- g. Mr. Palmer made a motion to approve Amendments to Section 6.34, Food Trucks/Mobile Food Vending Units. Supported by Mr. Linderman. Roll call vote. All in favor.

ii. **Article VIII, Zoning Board of Appeals Section 8.3.3- Amendments**

- a. Mr. Linderman made a motion to open the Public Hearing for amendments to Article VIII, Zoning Board of Appeals Section 8.3.3. Supported by Mr. Palmer. Roll call vote. All in favor.
- b. Ms. Hopcroft stated these changes were recommended by the township attorney.
- c. Mr. Linderman asked for comments from the public and the board, hearing none, Mr. Linderman made a motion to close the Public Hearing and move into deliberations. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- d. Mr. Linderman ask if anyone had any additional comment, hearing none ask for a motion to close deliberations.
- e. Mr. Palmer made a motion to close deliberations. Supported by Mr. Linderman. Roll call vote. All in favor.
- f. Ms. Hopcroft made a motion to approve amendments to Article VIII, Zoning Board of Appeals Section 8.3.3 as presented. Supported by Mr. Linderman. Roll call vote. All in favor

iii. **Code of Ordinance Chap. 10 Article VII, Recreational Marijuana Establishments Prohibited- Delete Article Ordinance**

- a. Ms. Hopcroft made a motion to open the Public Hearing for Code of Ordinance Chap. 10 Article VII. Supported by Mr. Palmer. Roll call vote. All in favor.
- b. Ms. Hopcroft explained the need to remove this as marijuana is now legal.
- c. Mr. Linderman ask for public comment, hearing none asked for board comment.
- d. Mr. Palmer stated that the Township attorney pointed this out that this needed to be updated.
- e. Mr. Schulz made a motion to close the public Hearing and move into deliberations. Supported by Mr. Palmer. Roll call vote. All in favor.
- h. Ms. Hopcroft made a motion to close the deliberations and approve the deletion of Code of Ordinance Chap. 10 Article VII Recreational Marijuana Establishments Prohibited. Supported by Mr. Palmer. Roll call vote. All in favor.

iv. **Code of Ordinances Chap. 26, Article III Installation, maintenance and/or Repair of Sidewalks- Amendments**

- a. Mr. Palmer made a motion to open Public Hearing for Code of Ordinances Chap. 26, Article III Installation, maintenance and/or Repair of Sidewalks-Amendments Supported by Ms. Hopcroft. Roll call vote. All in favor.
- b. Ms. Hopcroft explained the significant change was to Sec. 26-102. Purpose. Removing the last line that allowed property owner to not remove snow and/or ice during the winter months.
- c. Mr. Linderman stated the ordinance should never have been written with the clause in the first place.
- d. Ms. Hopcroft made a motion to close the public Hearing and move into deliberations. Supported by Mr. Linderman. Roll call vote. All in favor.
- e. Ms. Hopcroft made a motion to close the deliberations and approve Article III as presented. Supported by Mr. Linderman. Roll call vote. All in favor.

11) Report of the Zoning Board of Appeals Representative

- i. Mr. Schulz stated that there had not been a ZBA meeting since the last Planning Commission meeting.
- ii. Mr. Schulz stated that we have an opening on the ZBA board if anyone knows someone that would be interested in being on the ZBA they should apply.

12) Report of the Township Board Representative

- i. Mr. Palmer said that Township Board voted to exercise the 90-day option to end the contract with the EIC director.
- ii. Board approved ordinance 2011-244 amendment not to renew the alternate to the Planning Commission
- iii. Board approved the definition for a full bathroom.
- iv. Board approved payment to Iosco County Road commission for Township portion of the match for TAP grant for bike path.
- v. Board approved two applicants for the Match on Main grant.
- vi. Board appointed Tim O'Conner for Board of Review.
- vii. Board appointed Nancy Howse for an alternate to EIC.

13) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that the Villages Board has an opening for two new board members in the upcoming election in June. After meeting with the current board, they feel that they do not have the authority to develop the 8000 Block on Base.
- ii. Vacant building notices have been sent out. Code enforcement will be handled by the Township police instead of hiring a code compliance officer.

14) Report of the Economic Improvement Committee

- i. Ms. Hopcroft said the Art and Place Making sub-committee have plans for the upcoming year including a new art contest, getting interactive art and getting private funding sources for Arts.

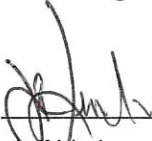
15) Comments of Planning Commission members

- i. Ms. Hopcroft wants the Planning Commission to stay on top the Community Center project and add it to agenda.
- ii. Ms. Hopcroft would like regular updates on all the housing project in the area.
- iii. Ms. Hopcroft would like an update on Parks and Rec plan and who is responsible for it.
- iv. Mr. Schulz asked if the Road and Sidewalk committee is still active, and if not, then the Township needs to have a strategy to communicate the change in Article III Installation, maintenance and/or Repair of Sidewalks ordinance.
- v. Mr. Linderman stated that he is disappointed on how long it has taken to get engineering reports back on the new Township Hall project and apparent lack of progress and poor communication back to the Planning Commission.
- vi. Mr. Linderman feels that the information flow on the flight district rezoning project needs be better than it has been.

16) Report of the Zoning Administrator


i. NA

Declaring no further business, Mr. Linderman adjourned the meeting at 7:20 PM.



Jeff Linderman - Chair

4-4-2023
Date



Nichole Valtette