

Charter Township of Oscoda

Special Planning Commission

Meeting Minutes

March 16, 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 6:01 PM.
- 2) **Pledge of Allegiance**
- 3) **WELCOME GUEST** – Mr. Linderman welcomed guests to the meeting.
- 4) **ROLL CALL**
Present – Mr. Palmer, Mr. Schulz, Ms. Hopcroft, Mr. Linderman
Absent – Mr. Tasior, Ms. Beckner, Ms. Mackenzie
Quorum – Mr. Linderman determined a quorum present.
- 5) **APPROVAL of Meeting Minutes- N/A**
- 6) **AGENDA – Additions, Corrections & Approval –**
 - i. Mr. Palmer made a motion to accept the agenda as presented. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- 7) **PUBLIC COMMENT** – None
- 8) **OLD BUSINESS** - N/A
- 9) **NEW BUSINESS** – N/A
- 10) **PUBLIC HEARING –**
 - i. **Case 201-2023- Special Land Use Application- Tom Maxwell**
 - a. Mr. Schulz made a motion to open the Public Hearing for Case 201-2023 Special Land Use Application. Supported by Ms. Hopcroft. Roll call vote. All in favor.
 - b. Ms. Vallette read the case notes. Case 201-2023 is for two proposed mini storage buildings on lots 064-W40-000-028-00 (N US 23) and 064-W40-000-055-00 (Cedar Lk. Rd.) The lots are both zoned B-2 and Mini Storage Units are allowed through Special Land Use. One storage unit is proposed to be 30'x240' and the other is proposed to be 30'x230'.
 - c. Mr. Maxwell spoke on his application. He stated he is in process of combining the lots and talked about other details such as setbacks and parking.
 - d. Mr. Linderman asked if there was any public comment in opposition of the case. Danielle Smith, Oscoda MI spoke about her concerns of the proposed development. Rob Young, Oscoda MI spoke about his concerns of the proposed development. Jeff Janis, Tawas MI, read a letter he wrote and spoke on his concerns as well. Mr. Maxwell responded trying to address their concerns.
 - e. Ms. Hopcroft stated she felt unprepared due to the limited information on the Site Plan. Ms. Vallette reminded the Commissioners that we were there to approve or deny the request for the Special Land Use and that Mr. Maxwell would still need a Site Plan review if approved to proceed.

- f. Mr. Palmer spoke about lighting and other requirements, such as fencing between the business and residence. He stated that tonight we were just looking at this to see if it fits all Zoning Requirements.
- g. Mr. Schulz asked if they considered locked gates at the entrances. Mr. Maxwell did consider, but due to cost will more than likely not install them. That is not a requirement of the Ordinance to install them.
- h. Mr. Linderman reminded the Commissioners that this is a hearing for a Special Land Use. There was quite a bit of discussion on site plan requirements. The next step, if approval is given, is a site plan review to go over all requirements of Zoning.
- i. Mr. Palmer made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
- j. Ms. Vallette reminded the Commissioners again that if the case receives approval to move forward, a site plan review would still need to be done at a later date.
- k. Mr. Schulz recognized the fact that it is hard for neighbors to see new construction next to their properties.
- l. Mr. Palmer reminded the need for the lots to be combined as a condition.
- m. Ms. Hopcroft stated that she was troubled by our mandate to hear the Special Land Use case without taking into account the site plan. Mr. Palmer pointed out that there was a preliminary site plan in the packet.
- n. Mr. Linderman stated that tonight was about reviewing the proposal to see if it fits B-2 Zoning. He feels that the standards are met and the Commission will review everything else on the Site Plan review.
- o. Mr. Palmer made a motion to close deliberations on Case 201-2023. Supported by Mr. Linderman. Roll call vote. All in favor.
- p. Mr. Palmer made a motion to approve Case 201-2023 Special Land Use Application with the condition of Mr. Maxwell combining the two lots. Supported by Mr. Linderman. Roll call vote. Yays- Mr. Palmer, Mr. Schulz, Mr. Linderman. Nays- Ms. Hopcroft

11) Report of the Zoning Board of Appeals Representative- None

12) Report of the Township Board Representative- None


13) Report of the Planning Commission Sub-Committees- None

14) Report of the Economic Improvement Committee- None

15) Comments of Planning Commission members- None

16) Report of the Zoning Administrator - None

Declaring no further business, Mr. Linderman adjourned the meeting at 7:33 PM.



 Jeff Linderman - Chair

4-4-2023

 Date



 Nichole Vallette- Planning & Zoning Director