

# Charter Township of Oscoda

## Planning Commission

### Meeting Minutes

April 4, 2022 6PM

Robert J. Parks Public Library

6010 Skeel Ave

Oscoda, MI 48750

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#### 1) CALL TO ORDER

Ed Davis, Chair, called the meeting to order at 6:00 PM.

#### 2) Pledge of Allegiance

3) WELCOME GUEST — Mr. Davis welcomed guests to the meeting

#### 4) ROLL CALL

Present— Mr. Schenk, Mr. Palmer, Mr. Schulz, Mr. Linderman, Mr. Tasior, Ms. Hopcroft, Mr. Davis

Absent - N/A

Quorum —Mr. Davis determined a quorum present.

#### 5) APPROVAL of Meeting Minutes-

- i. Regular Planning Commission Meeting March 7, 2022 Minutes- Mr. Linderman made a motion to approve the minutes with corrections. Supported by Mr. Schulz. Roll call vote. All in favor.

6) AGENDA — Mr. Schenk made a motion to approve the agenda with an addition (Add Tammy Kline under New Business #3) for the April 4, 2022 meeting. Supported by Mr. Linderman. Roll call vote. All in favor.

7) PUBLIC COMMENT - N/A

8) OLD BUSINESS - N/A

9) NEW BUSINESS -

i. John Iacoangeli (Beckett & Raeder) to discuss Accessory Dwelling Unit Ordinance Proposal

- a) Mr. Davis pointed out that this Ordinance is pursuant to several goals in our Master Plan, including aligning zoning to accommodate the recommended housing mix.
- b) John looked over and reviewed the questions on the survey regarding ADO's. Economy Efficient Dwellings were also discussed through this survey.
- c) Members of the commission provided feedback on what they would like or not like to see in the ADU Ordinance and where they should be allowed.

- d) John will get back with the commission on an ADU and Economy Efficient Dwelling Ordinance.
- ii. John Iacoangeli (Beckett & Raeder) to discuss Wurtsmith District Rezoning to Form Based Code Proposal
  - a) John brought a map of the Wurtsmith District to go over the area that is to be rezoned with the commission.
  - b) Planning Commission members discussed what the boundaries would be for the rezone. The boundary was extended out a little bit more than what John initially thought it would be. The boundary will extend to Arrow Rd where it is currently WB-3 and Industrial.
  - c) John will be working with the Ordinance Revision Sub-Committee through the process, and during certain points of the process, will be brought to the full Planning Commission.
  - d) The boundaries of the rezoning were established.
- iii. Ms. Kline
  - a) Ms. Kline wanted to extend an invitation to a luncheon to be held in the Fire Barn.

## 10) PUBLIC HEARING -

- i. Amendment to Ordinance 2021-270, Commercial Marihuana Facilities
  - a) Mr. Palmer made a motion to open the Public Hearing on amendments for Ordinance 2021-270. Supported by Mr. Tasior, Roll call vote. All in favor.
  - b) Ms. Vallette stated that she did not receive correspondence and has no further analysis, but all requested corrections were made.
  - c) Mr. Tasior made a motion to close the Public Hearing and go into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
  - d) Mr. Linderman made a motion to close deliberations. Supported by Mr. Schenk. Roll call vote. All in favor.
  - e) Mr. Tasior made a motion to approve the amendment to Ordinance 2021-270, Commercial Marihuana Facilities, to include the Corridor Business District. Supported by Mr. Palmer. Roll call vote. All in favor.
- ii. Amendments to Chapter 20, Parks and Recreation
  - a) Mr. Palmer made a motion to open the Public Hearing on amendments to Chapter 20, Parks and Recreation. Supported by Mr. Linderman. Roll call vote. All in favor.
  - b) Mr. Tasior made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
  - c) Ms. Vallette stated that she did not receive correspondence and has no further analysis, but all requested corrections were made.
  - d) Ms. Hopcroft went through the edits she found necessary. The Planning Commission agrees with all her edits. Ms. Vallette will make all necessary corrections before it goes to the Board of Trustees.
  - e) Ms. Hopcroft made a motion to close deliberations and approve Chapter 20, Parks and Recreation, as amended, Supported by Mr. Schulz. Roll call vote. All in favor.

iii. Amendments to Section 4.20, F- Forestry District

- a) Mr. Linderman made a motion to open the Public Hearing on amendments to Section 4.20 F-Forestry District. Supported by Mr. Tasior. Roll call vote. All in favor.
- b) Ms. Vallette stated that she did not receive correspondence and has no further analysis.
- c) Mr. Palmer made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Linderman. Roll call vote. All in favor.
- d) Ms. Hopcroft made a motion to close deliberations and approve amendments to Section 4.20, F-Forestry. Supported by Mr. Schenk. Roll call vote. All in favor.

IV. Amendment to Section 4.15, WB-3 Wurtsmith Business District

- a) Mr. Palmer made a motion to open the Public Hearing on amendments to Section 4.15 WB-3 Wurtsmith Business District. Supported by Mr. Tasior. Roll call vote. All in favor.
- b) Ms. Vallette stated that she did not receive correspondence and has no further analysis.
- c) Mr. Tasior made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Schulz. Roll call vote, All in favor.
- d) Ms. Hopcroft made a motion to close deliberations and approve the amendments to Section 4.15, WB-3 Wurtsmith Business District. Supported by Mr. Linderman. Roll call vote. All in favor.

v. Amendment to Section 6.2.6, Accessory Structures on Vacant Lots

- a) Mr. Linderman made a motion to open the Public Hearing on amendments to Section 6.2.6 Accessory Structures on Vacant Lots. Supported by Mr. Schenk. Roll call vote. All in favor.
- b) Ms. Vallette stated that she did not receive correspondence and has no further analysis.
- c) Mr. Palmer made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
- d) Ms. Hopcroft made a motion to close deliberations and approve the amendment as submitted to Section 6.2.6, Accessory Structures on Vacant Lots. Supported by Mr. Schenk. Roll call vote. All in favor.

vi. New Planned Unit Development Ordinance

- a) Mr. Linderman made a motion to open the Public Hearing on the Planned Unit Development Ordinance. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Ms. Vallette stated that she did not receive correspondence and has no further analysis.
- c) Mr. Schulz made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Schenk. Roll call vote. All in favor.
- d) Ms. Hopcroft went over some corrections, All the commission members agreed with her edits.
- e) Mr. Tasior made a motion to close the deliberations and approve the new Planned Unit Development Ordinance with all corrections noted. Supported by Mr. Schulz. Roll call vote. All in favor.

11) REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE - Mr. Schulz stated that there was no update,

12) REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE.

- i. The board approved to seek grant funding through CDBG.
- ii. Local residents have been putting in LOI's to build housing. Two LOI's for PKL Homes were approved.
- iii. MAMA update. A letter will be sent to ask for their business plan.

13) REPORT OF THE ECONOMIC IMPROVEMENT COMMITTEE -

- i. Mr. Tasior stated that there were a few small details to submit for RRC.
- ii. Ms. Hopcroft stated that the call to artists expires April 9. There are a lot of entries and plenty of art to be displayed through the year. The request for funding did not get approved to restore the mural on a downtown business.

14) REPORT OF THE PLANNING COMMISSION SUB-COMMITTEES -

- i. Mr. Tasior stated that there was another sub-committee meeting 4/12 and to expect more revisions to come to the PC.
- ii. Ms. Hopcroft stated that the Hazard Mitigation meetings have started again for Iosco County. Ms. Vallette and Ms. Kline will be attending those meetings, representing the township and helping to identify hazards.
- iii. Ms. Hopcroft stated that the Non-Motorized Plan will possibly be updated by Rick Freeman from Rowe.

15) COMMENTS OF PLANNING COMMISSION MEMBERS - Mr. Palmer talked about the recent \$8.6 Million awarded that will help with water main extensions due to PFA's contamination.

16) REPORT OF THE ZONING DIRECTOR - Ms. Vallette stated that she has issued some land use permits over the last few weeks, including a new residence on Bachman Dr. Ms. Vallette talked about working with Todd on the last few items that needed to be submitted to Pablo for RRC

Declaring no further business, Mr. Davis adjourned the meeting at 6:15 PM.

Ed Davis      19 May '22      Nichole Vallette

Ed Davis - Chair

Date

Nichole Vallette — Planning & Zoning Director