

Charter Township of Oscoda

Special Planning Commission

Meeting Minutes

April 17, 2023 2PM

Robert J. Parks Public Library

6010 Skeel Ave

Oscoda, MI 48750

- 1) **CALL TO ORDER**
Jeff Linderman, Chair, called the meeting to order at 2:00 PM.
- 2) **Pledge of Allegiance**
- 3) **WELCOME GUEST** – Mr. Linderman welcomed guests to the meeting.
- 4) **ROLL CALL**
Present – Mr. Palmer, Ms. Mackenzie, Ms. Hopcroft, Mr. Linderman
Absent – Mr. Schulz, Ms. Beckner
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 approve the agenda as presented. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- 7) **PUBLIC COMMENT –**
 - i. Chad MacDonald introduced himself to the Planning Commission and gave a brief history of their family and family home
- 8) **OLD BUSINESS –**
 - i. **2022 Case Updates (For informational purposes only)**
 - 202-2022 Steve & Cathy Wusterbarth- SLUP for Accessory Structure- **Approved, Construction not yet started, Land Use Permit Extended per applicants' request.**
 - 902-2022 & 903-2022 Enviro Analytical- SLUP's for Marihuana Safety Compliance Facilities- **Progressing through licensing process**
 - 205-2022 AuSable Developments- SLUP for Apartments- **Preliminary Site Plan Approved, pending final Site Plan review.**
 - 906-2022 Great Green North- SLUP for Class B Grow Facility- **Preliminary approval given, progressing through licensing process.**
 - 103-2022 John Hedstrom- Site Plan Review- **Preliminary approval given.**
- 9) **NEW BUSINESS –**
 - i. **Case 104-2023 Preliminary Site Plan Review**
 - a. Ms. Vallette stated that this wasn't necessarily a preliminary site plan review, but the developer needed to know if the Planning Commission supported the project so they could proceed with applying for grants.

- b. Ms. Vallette read Case 104-2023 details to the board. The proposed Multi-Use Development is to go on parcel #'s 064-V70-019-001-00, 064-V55-000-002-60 and 064-V55-000-002-00 at 119 W. Dwight St, 201 W. Dwight St and W. Dwight St. 119 W. Dwight St is Zoned SSBN Commercial Mixed Use (CMU) and the other two parcels are zoned R-4.
- c. Adding 26 Condo Units with retail on the bottom floor at 119 W. Dwight St is proposed. At 201 W. Dwight St, the existing structure would be taken down with a new structure utilizing the same footprint would be constructed, two stories and four condo units. A SLUP would need to be approved for the R-4 parcels. The three lots are in process of combination.
- d. Mr. MacDonald was asked to speak on his application. He introduced himself and went through his proposal.
- e. Mr. Palmer stated that he would be in support of this project. It follows our zoning. He does want to be sure that there is a pre-development meeting for this project before the Site Plan comes back to the Planning Commission. Ms. Vallette will set that up when the applicant is ready.
- f. Ms. Hopcroft agrees with Mr. Palmer and is very enthusiastic about this project. She stated that it fits the vision of our Master Plan and the SSBN Zoning District.
- g. Ms. Mackenzie is also in support of the project.
- h. Mr. Linderman likes the aesthetics of the project and how it fits the community. He is also in support of the project.
- i. Mr. Palmer made a motion to support Case 104-2023 pre Site Plan Development and if needed, offer a letter of support. Supported by Mr. Linderman. Roll call vote. All in favor.

ii. Case 105-2023 Site Plan Review

- a. Ms. Vallette read the case memo to the Commissioners. Oscoda Hotels LLC has submitted a site plan review application for a proposed façade material change to the Holiday Inn Express at 114 N. Lake St. Parcel # 064-V10-005-007-00. The property is zoned SSBN Commercial Lodging (C-L). Construction started last year. At a November 2021 Planning Commission meeting, their Site Plan was approved with the condition that they use Brick and stone façade. The applicants are asking to use EIFS instead.
- b. The Ordinance limits EIFS use to 30% of the building and the upper stories. Because there was a final site plan review in 2022, Ms. Vallette had the applicants submit a new application for their request.
- c. Steve Aldridge, from Amerilodge Group, introduced himself and other team members.
- d. Shahraiz asked the chairman if he could hand out items to the board. He handed out information on EIFS and samples of what the EIFS looks and feels like. He stated that the building would have a more vibrant, colorful design with this façade type. Shahraiz stated they made the decision to change the Oscoda façade after seeing their new build in Muskegon.
- e. Ms. Hopcroft asked if there was an example of a hotel with EIFS to see in person. Shahraiz stated Muskegon was a good example. Alpenas location is brick and stone.
- f. Mr. Palmers concern is that it doesn't fit the Zoning Ordinance, as Ms. Vallette had pointed out in her notes.
- g. Asad Malik spoke about the request. He stated that five years ago, things were more traditional but the future is that more vibrant colors are being used. He stated they would be willing to work with us to achieve what zoning allows.
- h. Mr. Palmer re-iterated the point that only 30% EIFS is allowed, and if they wanted to change to 30% or less, he didn't see a problem with that.
- i. Ms. Mackenzie agreed with Mr. Palmer. What was presented does not fit the Zoning Ordinance.
- j. Ms. Hopcroft stated that we need to follow the Ordinance.

- k. Mr. Linderman spoke on the Master Plan and Ordinance. He agreed that he would rather see the structure built as it was originally presented, with brick and stone as the façade.
- l. Ms. Vallette asked how EIFS has held up to the weather on their other buildings. There was conversation back and forth about the longevity of EIFS opposed to Brick and Stone.
- m. Mr. Linderman made a motion to deny Case 105-2023 as presented. Supported by Ms. Hopcroft. Roll call vote. All in favor.

10) Report of the Zoning Board of Appeals Representative

- i. Ms. Vallette stated that there was an upcoming Variance request.

11) Report of the Township Board Representative

- i. Mr. Palmer stated the Township Board appointed Robert Tasior as the new Trustee.

12) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that the Master Plan Sub-Committee had a brief meeting and will be meeting again. The Arts & Placemaking Committee presented some projects to the EIC for approval.

13) Report of the Economic Improvement Committee

- i. Ms. Vallette stated that the MacDonald project received support from the EIC board.

14) Comments of Planning Commission members

- i. Ms. Hopcroft is thrilled about the MacDonald project.
- ii. Ms. Mackenzie and Mr. Palmer are excited about the things happening in Oscoda.
- iii. Mr. Linderman thanked Mr. Tasior for his time and dedication to the Planning Commission and also congratulated him on being the new Trustee. He also supports the project presented by the MacDonalds.

16) Report of the Zoning Administrator- N/A

Declaring no further business, Mr. Linderman adjourned the meeting at 3:14 PM.

Jeff Linderman - Chair

Date

Nichole Vallette – Planning & Zoning Director