

Charter Township of Oscoda

Planning Commission

Meeting Minutes

July 5, 2022 6PM

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

1) CALL TO ORDER

Mr. Linderman, 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. Tasiar, Mr. Davis, Ms. Mackenzie, Mr. Linderman

Absent – Ms. Hopcroft

Quorum – Mr. Linderman determined a quorum present

5) APPROVAL of Meeting Minutes-

- i. Regular Planning Commission Meeting June 6, 2022 Minutes- Mr. Tasiar made a motion to approve the minutes with corrections. Supported by Mr. Palmer. Roll call vote. All in favor.

6) AGENDA – Mr. Palmer made a motion to approve the agenda as presented for the July 5, 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 – N/A

10) PUBLIC HEARING –

i. Case #205-2022, SLUP, AuSable Developments

- a) Mr. Davis made a motion to open the Public Hearing on Case #205-2022, SLUP, AuSable Developments. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Ms. Vallette read the case notes to the Commission for Case #205-2022. She stated this was the preliminary Site Plan review and if approved, they will come back with all their engineered drawings for final approval.
- c) Mr. Linderman asked the representative for AuSable Developments to speak. Ed Bolanowski was there to speak on the case. He stated they would like to build 200 Apartment Units (1,2 and 3 Bedroom Units) along with amenities for their residents such as Fire Pits, Storage Area and Walking Areas. They would like to start construction by Spring 2023.

- d) Mr. Linderman asked if there was anyone in attendance that was opposed to the project. No comments. He asked if anyone was in favor. One attendant said they were in favor.
- e) Mr. Tasior asked a few questions. He clarified the start and end date, being 2023-2025. Mr. Bolanowski stated 2025 is the proposed completion date, hopefully sooner. Mr. Tasior made sure that these would be market rent housing, they will be. He also wondered why STS was listed on their Site Plan. It was a plan from when AuSable Developments presented the plans at a Kalitta Picnic, but they are not partners.
- f) Mr. Schenk asked if they would be doing any excavation for a basement or anything. There are some VOC's on the property so Mr. Bolanowski stated they may need to put a Vapor Sealing Cement or Vapor Barrier. There will not be a basement, just footings.
- g) Mr. Davis reminded the Board that per the Master Plan, housing is needed so this project is consistent with that. Mr. Bolanowski went over the amenities in greater detail.
- h) Mr. Palmer clarified what they would start on after the Purchase Agreement was finalized. They would start on some dirt work, decommissioning a couple roads, combining parcels, among other things.
- i) Mr. Tasior 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 stated that eventually, parking requirements could be changed due to Zoning Reform, just as something to keep in mind for when this comes back for final approval.
- k) Mr. Palmer stated that this project could put a big dent in our housing needs.
- l) Mr. Davis made a motion to close deliberations on Case #205-2022, SLUP, for AuSable Developments. Supported by Mr. Schenk. Roll call vote. All in favor.
- m) Mr. Palmer made a motion to approve Case #205-2022, SLUP, Preliminary Site Plan Review for AuSable Developments. Supported by Mr. Tasior. Roll call vote. All in favor.

ii. Amendments to Chapter 20, Parks and Recreation

- a) Mr. Davis made a motion to open the Public Hearing on amendments to Chapter 20, Parks and Recreation. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Ms. Vallette stated that the biggest change since the last review and Public Hearing on these amendments is that our Attorney suggested we remove Division 2, Alcoholic Beverage Permits due to us not actually issuing permits.
- c) Mr. Tasior stated that all of the Ordinances we are reviewing were looked at one more time by the Ordinance Revision Sub-Committee before it was put in front of the Commission tonight.
- d) Mr. Davis made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Palmer. Roll call vote. All in favor.
- e) Mr. Schenk wondered who had authority if there were drunk and disorderly people at the beach park. The Police Dept. would handle those types of complaints.
- f) Mr. Tasior made a motion to approve the amendments to Chapter 20 Parks and Recreation Code of Ordinance. Supported by Mr. Schulz. Roll call vote. All in favor.

iii. New Planned Development (PD) Ordinance

- a) Mr. Palmer made a motion to open the Public Hearing for the Planned Development Ordinance. Supported by Mr. Tasior. Roll call vote. All in favor.
- b) Ms. Vallette went over changes made since the last review. Pictures were added, Escrow requirements were revised with new language added and Section 5.15 from the Micro Housing Ordinance had to be added to the PD Ordinance.

- c) Mr. Palmer made a motion to close the Public Hearing and go into deliberations. Supported by Mr. Tasior. Roll call vote. All in favor.
- d) Some edits to the PD were noted by the Commission. All corrections will be made by Ms. Vallette.
- e) Mr. Davis made a motion to close deliberations and approve the Planned Development (PD) Ordinance as submitted. Supported by Mr. Tasior. Roll call vote. All in favor.
- f) Mr. Tasior stated that this is a new Ordinance, not amendments and the wording in the motion needs to be correct. Mr. Palmer stated he didn't know if leaving out the word "amendment" in the motion was correct, since Article V (PUD) is being amended to PD.
- g) Ms. Vallette stated that on the top of the PD Ordinance, it states that it is an amendment to Article V, PUD and assumed that we were taking out the sections that were re-written and replace them with what was re-written.
- h) Mr. Linderman made a motion to rescind the previous motion on the new Planned Development Ordinance. Supported to Mr. Tasior. Roll call vote. All in favor.
- i) Mr. Tasior made a motion to replace Article V, Planned Unit Development, with the new Planned Development Ordinance. Supported by Mr. Linderman. Roll call vote. All in favor.

iv. New Micro Housing Ordinance

- a) Mr. Davis made a motion to open the Public Hearing on the new Micro Housing Ordinance. Supported by Mr. Linderman. Roll call vote. All in favor.
- b) There were no comments from the public.
- c) Mr. Tasior stated that the Sub-Committee looked at this Ordinance as well before the meeting. We changed it from requiring a Special Permitted Use to Permitted Use in Forestry.
- d) Mr. Tasior made a motion to close the Public Hearing and go into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
- e) Mr. Palmer had a question on the definition of Micro Housing. In the definition it states that it is 400 square feet or less but then on the next page, it is defined as 500 square feet or less. He wondered if those two numbers should be consistent. The definition will be changed to 500 square feet or less.
- f) Mr. Linderman made a motion to close deliberations on the Micro Housing Ordinance. Supported by Mr. Palmer. Roll call vote. All in favor.
- g) Mr. Davis made a motion to approve the Micro Housing Ordinance with amendments presented. Supported by Mr. Palmer. Roll call vote. All in favor.

v. New Accessory Dwelling Unit (ADU) Ordinance

- a) Mr. Davis made a motion to open the Public Hearing for the new Accessory Dwelling Unit (ADU) Ordinance. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Mary Ed Teuton had Public Comment on this Ordinance. In the Ordinance, it states that the ADU cannot be used as a Short-Term Rental. She wondered if the owner were to move into the ADU, could the primary unit be rented out? The way the Ordinance is written, that would be allowed.
- c) If there are separate units, the ADU will have to follow Oscoda Township Utility Ordinance 2019-265.
- d) Mr. Schulz made a motion to close the Public Hearing for the new Accessory Dwelling Unit (ADU) Ordinance and move into deliberations. Supported by Mr. Linderman. Roll call vote. All in favor.
- e) Mr. Davis asked if in Section 2, if 4.25 should be listed as 7 under sub section. That is not a typo.
- f) Under Section 3, #3, Mr. Davis asked if we should specify that the property owner shall maintain residence on site, rather than word it as live on site. The Commission agreed to this language change.
- g) Mr. Linderman made a motion to close deliberations. Supported by Mr. Palmer. Roll call vote. All in favor.

- h) Mr. Davis made a motion to approve the Accessory Dwelling Unit (ADU) Ordinance with amendments made at the meeting (Section 3, # 3). Supported by Mr. Linderman. Roll call vote. Six yes votes(Palmer, Tasior, Davis, Schenk, Mackenzie, Linderman) one no vote (Schulz).

11) REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE – Mr. Schulz stated that the yearly selection of officers took place at the June meeting. James Biggar is Chairperson, Greg Schulz is Vice-Chair and Jeff Rush is Secretary. The ZBA By-Laws and Application were revised as well.

12) REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE-

- i. Mr. Palmer reported that the Board approved the Interim Attorney to be our full time Attorney.
- ii. EIC Director, Todd Dickerson, contract was approved and extended for 3 years.
- iii. Artwork pedestals were installed through the downtown area for the Artwalk.
- iv. The Internal Review Process was approved.
- v. The Township hired a new Code Compliance Officer.
- vi. Seasonal employees wages are being looked at for an increase, to help with getting workers.

13) REPORT OF THE ECONOMIC IMPROVEMENT COMMITTEE –

- i. Mr. Tasior stated that the EIC is moving forward with a Corridor Improvement Authority.
- ii. The next EIC meeting is upcoming Thursday at 4pm.

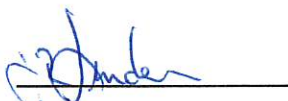
14) REPORT OF THE PLANNING COMMISSION SUB-COMMITTIES –

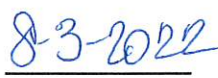
- i. Mr. Tasior stated that they did meet to review the Ordinances that were brought to tonight's meeting.

15) COMMENTS OF PLANNING COMMISSION MEMBERS – Mr. Palmer was excited about the Apartment Site Plan that was approved. Ms. Mackenzie seconded what Mr. Palmer said about the Apartments. Mr. Davis gave praise on the 4th of July activities that were happening around town. Mr. Schenk wondered if the Township was looking into more parking because public parking lots were full by the Beach Park. Mr. Schulz talked about the public parking as well. He also stated that the Airport Joint Zoning Board approved Storage Units to be built. Mr. Tasior attended the virtual housing summit and found it beneficial.

16) REPORT OF THE ZONING DIRECTOR – Ms. Vallette touched on the parking situation as well and gave a small recap of the Emergency Management Conference her and Ms. Kline attended.

Declaring no further business, Mr. Linderman adjourned the meeting at 8:00 PM.


Jeff Linderman - Chair


Date


Nichole Vallette – Planning & Zoning Director