

Charter Township of Oscoda

Planning Commission

Meeting Minutes

August 1, 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 Linderman welcomed guests to the meeting

4) ROLL CALL

Present – Mr. Schenk, Mr. Palmer, Ms. Hopcroft, Mr. Tasiar, Mr. Linderman

Absent –Mr. Schulz, Mr. Davis

Quorum –Mr. Linderman determined a quorum present

5) APPROVAL of Meeting Minutes-

- i. Regular Planning Commission Meeting July 5, 2022 Minutes- Mr. Palmer made a motion to approve the minutes as presented. Supported by Mr. Tasiar. Roll call vote. All in favor.
- ii. Special Planning Commission Meeting July 14, 2022 Minutes- Mr. Linderman made a motion to table approving these minutes until the next meeting when all members are present. Supported by Mr. Tasiar. Roll call vote. All in favor.

6) AGENDA – Ms. Hopcroft made a motion to approve the agenda as presented for the August 1, 2022 meeting. Supported by Mr. Linderman. Roll call vote. All in favor

7) PUBLIC COMMENT –

- i. Pam Loveless- Talked about ADU and Micro housing Ordinances
- ii. Mary Ed Teuton- Had questions about Manufactured Homes
- iii. Molly June Wygant- Talked about Housing and Short Term Rentals
- iv. Devon Tasiar- Talked about Oscoda Beach Park and asked about enforcement on some items
- v. Karen- Claims she has yet to see an officer at the beach park or on her street
- vi. Tama Hennigar- Talked about wanting enforcement on the beach at night for noise issues

8) OLD BUSINESS –

- i. ADU Ordinance Amendment
 - a) Ms. Vallette stated she brought this Ordinance back to the Commission to review the square footage requirements. It was changed to reflect what the Micro Housing Ordinance square footage was, but then the Commission changed the square footage requirement on Micro Housing so the two did not correlate.

- b) Ms. Vallette suggested that we revert it back to the original way it was written by our Professional Planner, to have the minimum square footage requirement set back to 300 square feet.
 - c) Mr. Palmer stated he was fine with the 300 square feet minimum requirement.
 - d) Ms. Hopcroft went over the edits she found necessary.
 - e) Mr. Schenk talked about #10, Manufactured and Mobile Homes.
 - f) Mr. Tasior also talked about #10. There are defined definitions of a Mobile Home and Manufactured Homes.
 - g) Mr. Linderman agreed with Mr. Tasior, that this Ordinance needs to stand by itself and agreed with Ms. Hopcrofts edits.
 - h) Mr. Linderman made a motion to approve the ADU Ordinance with Ms. Hopcrofts edits and changing the minimum square footage requirement back to 300 sq. ft. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- ii. Micro Housing Ordinance Amendment
 - a) Mr. Linderman stated that the corrections are noted in the packet of information.
 - b) Ms. Vallette stated that she brought this Ordinance back to make sure that the Commission was okay with the previous square footage requirement change and wondered if it could be worded in such a way that it is less than a certain amount or if we should go back to what the Planner had suggested.
 - c) Mr. Tasior stated he didn't know if he would want to raise the minimum square footage too high, that could change the dynamics of this Ordinance. We need to follow what the state says, how Tiny Homes are defined.
 - d) Mr. Palmer stated that 500 square feet sounded good to him.
 - e) Mr. Palmer made a motion to approve the Micro Housing Ordinance as presented pending legal opinion regarding the size requirement under the state statute. Supported by Mr. Schenk. Roll call vote. All in favor.
 - iii. Community Planning Principles
 - a) Ms. Vallette stated that the reason this was in the packet was because the Township Board approved the Resolution to adopt the Community Planning Principles. This was for the Planning Commission members information and no action was required.

9) NEW BUSINESS –

- i. Site Plan/Special Land Use Application Revisions
 - a) Ms. Vallette went over the added revisions. An email address, phone number and sign off from the fire department was added to the application.
 - b) Mr. Linderman made a motion to approve the Site Plan/Special Land Use Application Revision as presented. Supported by Mr. Palmer. Roll call vote. All in favor.

10) PUBLIC HEARING – N/A

11) REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE – Ms. Vallette stated that the ZBA By-Laws and Application were under review.

12) REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE-

- i. Mr. Palmer reported that the Board adopted the Community Planning Principles Resolution.

- ii. Article V and Chapter 20 Parks & Recreation were postponed at the last board meeting.

13) REPORT OF THE ECONOMIC IMPROVEMENT COMMITTEE –

- i. Mr. Tasior stated that they are working on a 2022 public survey. It is important that we get a lot of feedback from this survey.
- ii. There was a training on Brownfield Development on the 28th.
- iii. Mr. Tasior talked about the Housing Summit, holding one here and how valuable the information was that was learned there.
- iv. Mr. Tasior and Ms. Vallette have been working with Senator Peters office regarding holding a Broadband Meeting in the Township.
- v. Ms. Hopcroft spoke of the Art Walk Pedestals that were placed around town and there was a call to artists.

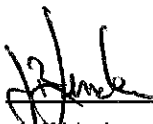
14) REPORT OF THE PLANNING COMMISSION SUB-COMMITTEES –

- i. Mr. Tasior stated that the Ordinance Review Sub-Committee has not met.
- ii. Ms. Hopcroft stated that at the next Master Plan Sub-Committee meeting we will be discussing the Villages of Oscoda and we are staying on top of the 2022 goals.
- iii. Mr. Tasior asked that all notices of work session meetings be sent to all Planning Commission members.

15) COMMENTS OF PLANNING COMMISSION MEMBERS – Mr. Schenk talked about the motor home that was parked at the beach park for the weekend and that we should put a sign up stating it is not allowed. Mr. Tasior spoke about writing Ordinances, they are laws and backed by the Circuit Court. Mr. Tasior would like to see the Planning Commission make a recommendation to the Board for a Full Time Code Compliance Officer.

16) REPORT OF THE ZONING DIRECTOR – Ms. Vallette stated that there was a permit issued for Mobile Food Vending over that weekend at the beach. If there are trucks unpermitted, someone needs to inform her. The Township Attorney made some suggestions on how the Ordinance Amendments are handled. The Township Board needs to do a first and a second read as a new standard practice. We also recently found out that the Planning Commission is not allowed an alternate and the Township Board will have to rescind their motion.

Declaring no further business, Mr. Linderman adjourned the meeting at 7:45 PM.



Jeff Linderman - Chair

9-7-22

Date



Nichole Vallette – Planning & Zoning Director