

Charter Township of Oscoda

Planning Commission

Meeting Minutes

September 6, 2022 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 6:00 PM.
- 2) **Pledge of Allegiance**
- 3) **WELCOME GUEST** – Mr. Linderman welcomed guests to the meeting.
- 4) **ROLL CALL**
Present – Mr. Schenk, Mr. Palmer, Mr. Schulz, Mr. Tasior, Ms. Hopcroft, Mr. Davis, Mr. Linderman
Absent – N/A
Quorum –Mr. Linderman determined a quorum present.
- 5) **APPROVAL of Meeting Minutes-**
 - i. **Planning Commission Special Meeting Minutes July 14, 2022** - Mr. Palmer made a motion to approve the minutes as presented. Supported by Mr. Schenk. Roll call vote of Mr. Schenk, Mr. Palmer, Mr. Schulz and Mr. Linderman. All in favor. Mr. Davis, Ms. Hopcroft and Mr. Tasior abstained from voting.
 - ii. **Planning Commission Regular Meeting Minutes August 1, 2022-** Mr. Tasior made a motion to approve the minutes with corrections. Supported by Mr. Linderman. Roll call vote of Mr. Palmer, Mr. Tasior, Ms. Hopcroft, Mr. Schenk and Mr. Linderman. All in favor. Mr. Schulz and Mr. Davis abstained from voting.
 - iii. **Planning Commission Special Meeting Minutes August 25, 2022-** Mr. Palmer made a motion to approve the minutes with corrections. Supported by Mr. Linderman. Roll call vote of Mr. Schulz, Mr. Davis, Mr. Tasior, Mr. Schenk, Mr. Palmer and Mr. Linderman. All in favor. Ms. Hopcroft abstained from voting.
- 6) **AGENDA – Additions, Corrections & Approval –**
 - i. Mr. Davis made a motion to approve the agenda with a correction (The memo stated Case# 905-2022, it is supposed to be Case # 906-2022). Supported by Mr. Schenk. Roll call vote. All in favor.
- 7) **PUBLIC COMMENT** – N/A
- 8) **PUBLIC HEARING** –
 - i. **Case #906-2022- THE GREAT GREEN NORTH LLC, SLUP for Commercial Marihuana Class B Grower Facility**
 - a. Mr. Davis made a motion to open the public hearing on Case # 906-2022 The Great Green North LLC SLUP. Supported by Mr. Linderman. Roll call vote. All in favor.
 - b. Ms. Vallette read the case notes to the Commission. She stated that Class B Marihuana Grower is an allowed SLUP in the Industrial Zoning District. Ms. Vallette finds that the application meets all standards for approval.
 - c. Mr. Linderman asked the applicants if they had any input on the case. The applicants introduced themselves and gave a little background on why they

are applying to build and open a Grow Facility. They are proposing to build a new building on Parcel #064-A35-000-062-03 on Van Ettan Creek Dr.

- d. Mr. Linderman asked if Ms. Vallette received any written correspondence in opposition of this case. She did not. Ms. Vallette did not receive any written comments in favor of the case either.
- e. Mr. Palmer welcomed the applicants to the community and thanked them for wanting to invest in the community. Mr. Palmer clarified how many facilities they already have. They would like to open another location eventually and also process, but for right now, their plan is to grow only. Mr. Palmer also clarified that they are the property owner and will be leasing to their LLC.
- f. The applicants lot was split from a bigger lot. Mr. Palmer wanted to make sure that a lot split went through. It was verified that the lot split was approved in November 2021 by the Township Board.
- g. Mr. Davis asked the applicants to elaborate on how many employees they will eventually have. They are hoping to eventually have 6-10 employees.
- h. Mr. Schenk asked if Sewer and Water was going to be available at their property. The applicants have already verified that Water and Sewer will be available to them.
- i. Mr. Davis made a motion to close the public hearing and move into deliberations on Case #906-2022. Supported by Mr. Linderman. Roll call vote. All in favor.
- j. Ms. Vallette had no further input on the case.
- k. Mr. Tasior had a couple reminders for the Commission. He finds that all 9 standards for approval are consistent with the application. He also stated this should be a preliminary site plan review and the 9 standards for approval should be mentioned in the motion.
- l. Mr. Palmer made a motion to close deliberations on Case #906-2022. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- m. Mr. Tasior made a motion to approve Case #906-2022 Great Green North LLC request for a Class B Grow Facility as submitted to be contingent on the approval from the State of Michigan. Applicants need to show proof of approval to the Planning & Zoning Director to obtain a local license and upon approval of a site plan for an 8,000 sq. ft. new construction building on Parcel # 064-A35-000-062-03 and the SLUP fits all nine standards for approval. Supported by Mr. Palmer. Roll call vote. All in favor.

9) **Old Business – N/A**

10) **New Business –**

- i. Chapter 26, Article III- Installation, Maintenance and/or Repair of Sidewalks Code of Ordinance Discussion
 - a. Mr. Linderman asked Ms. Vallette to put this item on the agenda. He stated that we do not require residents to maintain snow fall on their sidewalks. With us having a Social District now along with a Hotel under construction, there could potentially be more people in the downtown area and he feels that by not making residents take care of the snow it could cause dangerous conditions for people.
 - b. Mr. Schenk verified where DPW maintains snow fall.
 - c. There are conflicting statements within the Ordinance.
 - d. Mr. Schulz stated that where he used to live, if DPW had to shovel at businesses, the bill would be added to their taxes. He also noted that a lot of the sidewalks in town are in dismal shape.

- e. Mr. Tasior asked if this was a Code of Ordinance or 165 Ordinance. It is in the Code of Ordinances. Mr. Tasiors concern is that this is another Ordinance that is not being enforced by Code Compliance. He stated this is another reason to have full time Code Compliance.
- f. Ms. Vallette stated she had the same concern that if we don't have enforcement backup, then there may be no reason to change this Ordinance until it can be enforced.
- g. Ms. Kline stated that she and the Clerk have been working with Rick Freeman on a grant program, Safe Routes to School, for repairing the sidewalks along the route to the school.
- h. This Ordinance will be sent over to the Ordinance Revision Sub-Committee for review.
- i. Ms. Hopcroft made a motion to recommend to the Township Board to make Code Compliance a full-time position. Supported by Mr. Tasior. Roll call vote. All in favor.
- ii. Villages of Oscoda 8000 Block Discussion-
 - a. This topic had been being discussed in the Master Plan Sub-Committee. Ms. Hopcroft reviewed the Villages of Oscodas By-Laws and found that their board has a very broad authority. The goal here is to talk with their Board to clear up some rumors and have a discussion with them regarding the 8000 Block and maybe having housing there one day.
 - b. Ms. Vallette is going to set up a meeting with the Villages Board and Ms. Vallette, Ms. Kline and Ms. Hopcroft.

11) Report of the Zoning Board of Appeals Representative

- i. Mr. Schulz stated there was not a ZBA meeting in August.

12) Report of the Township Board Representative

- i. Mr. Palmer stated that the Township Board approved the first reads on six Ordinance Revisions that were at their 8/8/2022 Board meeting.
- ii. Mr. Palmer stated that the Planning Commission Alternate appointment was rescinded due to our new attorneys opinion.
- iii. Mr. Palmer stated that a RAB representative did a presentation at a board meeting regarding PFA's.

13) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that housing on the 8000 block in the Villages was a topic most recently discussed in the Master Plan Sub-Committee along with the Non-Motorized Plan.

14) Report of the Economic Improvement Committee

- i. Mr. Tasior stated the EIC will meet again on 9-8-2022.
- ii. Ms. Hopcroft stated that the Arts & Place Making Committee had a contest and the art will be displayed on the firehall next to the other one. They are also looking at a free standing sculpture for Piety Hill.

15) Comments of Planning Commission members


- i. Mr. Palmer stated that there will be PFA's and other contaminants Blood Testing offered to residents.
- ii. Mr. Linderman let the Commission know that there was a Survey out for the Residents right now. It is available at the Clerks Office or online.

16) Report of the Zoning Administrator

- i. Ms. Vallette updated the Commission on the Township Hall Work Session. We have not met due to waiting on the Structural Needs assessment from the Engineer. Ms. Vallette also informed

the board of what fee simple meant based off a request from a board member at an earlier meeting.

Declaring no further business, Mr. Linderman adjourned the meeting at 8:02 PM.



Jeff Linderman - Chair

10-4-2022
Date



Nichole Vallette – Planning & Zoning Director