

Charter Township of Oscoda

Planning Commission

Meeting Minutes

October 3, 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. Tasiar, Ms. Hopcroft, Mr. Davis, Mr. Linderman
Absent – N/A
Quorum – Mr. Linderman determined a quorum present.
- 5) **APPROVAL of Meeting Minutes-**
 - i. **Planning Commission Regular Meeting Minutes September 6, 2022-** Mr. Schulz made a motion to approve the minutes with corrections (adding who abstained from voting). Supported by Mr. Palmer. Roll call vote. All in favor.
- 6) **AGENDA – Additions, Corrections & Approval –**
 - i. Mr. Linderman made a motion to approve the agenda addition of Case #102-2022 Site Plan Review under New Business, i. Supported by Mr. Palmer. Roll call vote. Yays: Mr. Palmer, Mr. Davis, Mr. Schulz, Mr. Schenk, Mr. Linderman. Nays: Mr. Tasiar, Ms. Hopcroft
- 7) **PUBLIC COMMENT –**
 - i. Tim Ryan, Oscoda, talked about the beach park and how they would like to see it developed
 - ii. Bill, Oscoda, talked about the beach park and wondered about the current planning process for it.
- 8) **PUBLIC HEARING – N/A**
- 9) **NEW BUSINESS –**
 - i. Case #102-2022 Site Plan Review, DT Oscoda LLC
 - a. Ms. Vallette stated that the attorney advised her the Case had to be put on the agenda because they filled out an application and paid their fee.
 - b. The proposed placement of the building is the Northeast corner of the lot. Corridor Business District US-23 Zone requires the building to be placed 20 feet from the right-of way, or build to line. The developers discussed moving the building, but the Company is not willing to move the building to bring it into conformance.
 - c. Mr. Davis stated that there was no question about General Retail being allowed by right in this District, it is about the placement of the building and if they can't place the building where our Ordinance requires, then it should be a no.
 - d. Mr. Tasiar stated that he was going to go after the Zoning Director regarding her accepting this application and bringing it to the Commission this evening. Mr. Tasiar feels that Ms. Vallette should have denied the application and voided it. He stated that he gets paid \$63 a month to come to the Planning

Commission meeting and didn't want his time wasted in discussion. He also stated he spoke with the developer but did not relay the full conversation to the board.

- e. Mr. Palmer clarified with Ms. Vallette why she circled that the property complied with the Zoning District on the application. She stated it was only because General Retail is allowed by right, so they comply in that regard.
- f. The Commission went over the appeal process if the application were to be denied.
- g. Commissioners talked about the Build To Line in the Ordinance. The building must 20 feet from the right of way to be allowed in that Zoning District.
- h. Mr. Palmer made a motion to deny the Preliminary Site Plan for Case #102-2022, due to it not fitting the Form Base Code in the Zoning Ordinance. Supported by Mr. Tasior. Roll call vote. All in favor.

ii. Capital Improvement Plan-

- a. Ms. Vallette went over a few typos, they will be corrected.
- b. Ms. Vallette spoke about the Zoning items. \$25,000 for 2023 for rezoning Residential to Form Base Code. \$18,000 for 2023 to update the Census information in the Master Plan along with updating the goals and objectives. \$25,000 for 2024 for Professional Planner Fees for projects as needed.
- c. ~~Beach Park improvements are going to be moved from just the Sewer Fund and \$50,000 will be put in the Water Fund, with the other \$50,000 to remain in the Sewer Fund.~~
- d. There is \$100,000 in the Sewer Fund for Beach Park Improvements. \$50,000 of that will be moved to the Water Fund for Beach Park Improvements with \$50,000 to remain in the Sewer Fund for improvements.
- e. Mr. Davis asked if more money could be put for Sidewalks. Mr. Tasior asked about getting a Quint Truck rather than the Truck that the Fire Department planned on getting.
- f. Mr. Tasior made a motion to accept the Capital Improvement Plan, with corrections and additions/suggestions of more money for sidewalks, a quint truck and body cams for the Police Officers. Supported by Mr. Palmer. Roll call vote. All in favor.

10) OLD BUSINESS-

i. By-Laws Review

- a. Ms. Vallette stated that all the suggestions/corrections were done by the Attorney, and she felt they should remain since the Attorney did them. She noted that the Alternate language has been removed from the By-Laws since it was her opinion that Alternates are not allowed on the Planning Commission.
- b. Mr. Palmer asked if the Per Diem fee that the Commission members were being paid was set by Resolution. Ms. Vallette will look into this to try to find the Resolution to make sure the language is correct.
- c. Mr. Davis asked for clarification on the conflict portion of the By-Laws. He wondered why it ~~does not~~ states that the member shall not declare a conflict rather than the wording that is currently in it saying they may declare a conflict.
- d. Mr. Linderman made a motion to approve the By-Laws as presented. Supported by Mr. Palmer. Roll call vote. All in favor.

11) Second Read Ordinance 2021-270 Commercial Marihuana Facilities Ordinance Amendments-

- a. Ms. Vallette stated that she was just adding Corridor Business District to the Ordinance as an allowed Zoning District for Recreation Retailers since B-2 was allowed and the Corridor Business District replaces most of B-2. She then had the Attorney review the Ordinance and all changes were at the Attorney's recommendations
- b. Mr. Palmer asked why the Ordinance number was crossed off. Ms. Vallette did not ask the Attorney why, but would find out the answer for the November meeting.

- c. Mr. Tasior made a motion to approve the second read of Ordinance 2021-270 Commercial Marihuana Facilities Ordinance Amendments to move on to Public Hearing. Supported by Mr. Schulz. Roll call vote. All in favor.

11) Report of the Zoning Board of Appeals Representative

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

12) Report of the Township Board Representative

- i. Mr. Palmer stated that C2R2 grant funding had been awarded.
ii. Mr. Palmer stated that the six Ordinance Revisions were approved by the board.
iii. Mr. Palmer stated that the Fire Department is going to start responding to more types of call.

13) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that the Master Plan Sub-Committee was waiting for the Villages Board Meeting to have further information on the 8000 Block on Base.
ii. Ms. Hopcroft also stated that a few members were taking Coastal Leadership Academy Training with the idea of being able to educate the residents with what we learn.
iii. Mr. Tasior stated that the Ordinance Revision Sub-Committee has not met recently but will be meeting again soon.

14) Report of the Economic Improvement Committee

- i. Mr. Tasior stated that the CBDG grant was not awarded to the Township for the Beach Park.
ii. Mr. Tasior stated that a survey went out to all the residents in the Township.
iii. Mr. Tasior stated that a Corridor Improvement Authority was being discussed.
iv. Mr. Tasior stated that Mission North will be presenting to the Board and an Annual Town Hall Meeting will be held in the first quarter of 2023.
v. Ms. Hopcroft stated that the Arts & Place Making Committee identified a vacant building to put window clings on.

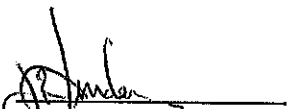
15) Comments of Planning Commission members

- i. Mr. Tasior stated he attended a Consumers Energy Dam meeting. Consumers licensing will be up in 12 years, so Consumers is holding meetings to talk about that.
ii. Mr. Tasior spoke about the Broadband meeting put on by Senator Peters office.
iii. Commissioners asked about an update for the Township Hall Work Session. Results of the structural needs and spatial needs assessment need to be finished. Once we have that information is available, Ms. Vallette will schedule a work session.

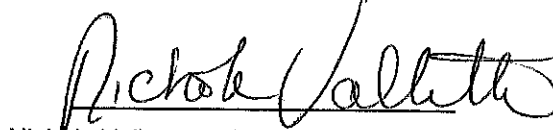
16) Report of the Zoning Administrator

- i. Ms. Vallette thanked the Planning Commission for all their hard work on the Ordinance Revisions that were approved at the Board level recently. She also notified them that there will be an Ordinance Revision Sub-Committee meeting that John from Beckett & Raeder will be attending to go over his initial work on the Flight District.

Declaring no further business, Mr. Linderman adjourned the meeting at 8:16 PM.


Jeff Linderman - Chair

11-10-2022
Date


Nichole Vallette - Planning & Zoning Director