

Charter Township of Oscoda

Planning Commission

Meeting Minutes

November 7, 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 Regular Meeting Minutes October 3, 2022-** After much discussion about the 10/3/22 meeting minutes and whether to take out Mr. Tasiors comments, Mr. Davis made a motion to approve the minutes with corrections but keep Mr. Tasiors comments. Supported by Mr. Palmer. Yays: Mr. Schenk, Mr. Palmer, Mr. Schulz, Ms. Hopcroft, Mr. Davis, Mr. Linderman. Nays: Mr. Tasior
- 6) **AGENDA – Additions, Corrections & Approval –**
 - i. Mr. Linderman made a motion to approve the agenda addition of Training Updates under New Business, #2. Supported by Mr. Schulz. Roll call vote. All in favor.
- 7) **PUBLIC COMMENT –**
 - i. Pam Loveless, Oscoda, wanted to let the Board know that Mary Ed Teuton would be speaking for her at board meetings. There will be a grand opening at her Lake St location December 16th, 2022.
- 8) **PUBLIC HEARING –**
 - i. Ordinance 2021-270 Commercial Marihuana Facilities Ordinance Amendments
 - a. Mr. Palmer made a motion to open the Public Hearing for Ordinance 2021-270 Commercial Marihuana Facilities Ordinance Amendments. Supported by Mr. Schulz. Roll call vote. All in favor.
 - b. Ms. Vallette stated that all the revisions made were made by the Attorney. Corridor Business District was added as an allowed Zoning District for Recreational Marihuana Retail Facilities.
 - c. Ms. Vallette stated that the Zoning Director is allowed to approve minor changes without asking the Planning Commission. Any minor changes will be communicated to the Planning Commission.
 - d. Location transfers will remain with the Planning Commission approving or denying them.
 - e. There was no public input.
 - f. Mr. Davis made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Palmer.
 - g. Mr. Palmer stated that he felt the changes the attorney made were appropriate. Ms. Hopcroft agreed with him.

- h. Section 1.3A was clarified. It was decided to take out where it states "no minimum number".
- i. Under the Marihuana Processor definition, it should state package form and not package from.
- j. Mr. Palmer made a motion to close deliberations. Supported by Ms. Hopcroft. Roll call vote. All in favor.
- k. Mr. Davis made a motion to approve Ordinance 2021-270 Commercial Marihuana Facilities Ordinance Amendments with the noted changes. Supported by Mr. Schulz. Roll call vote. All in favor.

9) NEW BUSINESS –

- i. First read- Wurtsmith District Rezoning to Form Based Code-
 - a. Ms. Vallette stated that the Ordinance Revision Sub-Committee met on October 25th. John Iacoangeli was in attendance to review the first phase of Wurtsmith District Rezoning. Setback requirements and many other items will be added in the next phases. There are a few permitted uses and SLUP that will be added to the different districts.
 - b. Ms. Hopcroft went over all the items she felt needed corrected. Corrections will be made and additions and deletions will happen at the Ordinance Revision Sub-Committee.
 - c. Mr. Davis had a few edits as well. It was decided that to remain consistent, adding all departments that are to review plans would be a good idea.
 - d. Mr. Schulz stated that Multi-Family should be allowed in the Residential District. It will be added in as a permitted use.
 - e. Mr. Tasior explained the land use chart, how the different allowed uses already exist in our Ordinance and explained what an Industrial Home is.
- ii. Training Update-
 - a. Mr. Linderman stated that four members of the Planning Commission went to the recent October MAP Conference. Mr. Linderman wanted to let the public know that as a board, we are moving toward better training and enhanced training to use in their roles as Planning Commission members. Mr. Tasior, Mr. Linderman and Ms. Hopcroft went to the Citizen Planner Course.
 - b. Mr. Tasior mentioned that he had the opportunity to moderate one of the sessions at the MAP Conference
 - c. Ms. Hopcroft stated that she was also planning on taking her Master Citizen Planner Test as well. She also spoke about the Coastal Resilience Academy she had been attending. The plan is to put on an educational session for the Residents.

10) OLD BUSINESS- N/A

11) Report of the Zoning Board of Appeals Representative

- i. Mr. Schulz stated the ZBA reviewed their By-Laws and Variance Application at the October Meeting.

12) Report of the Township Board Representative

- i. The Townships new assessor has started. They will not be in office; they are a remote assessing company.
- ii. The Skeel Rd Property and Ms. Loveless' purchase agreements were approved by the Board.
- iii. A proclamation was made for Sue Allor for her work regarding the Township receiving \$9.6 Million for water main extensions.
- iv. The Board got a request to put Window Clings on Vacant Buildings. The discussion was that they need to be in compliance with the Vacant Building Registry before the Township spends money to make their building look nicer.

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. Ms. Hopcroft looks forward to getting all the details for planning a new township facility and community center.

14) Report of the Economic Improvement Committee

- i. Mr. Tasior stated that the EIC is reviewing a new façade grant and are working on a CIA.
- ii. Mr. Tasior stated that the MEDC awarded the Township a couple of technical assistance grants and was also awarded RRC Optimize Main Street Grant.
- iii. Mr. Tasior stated that discussions are happening with MEDC about holding a housing summit. More than likely it will be a 2 day summit in the April time frame.
- iv. Ms. Hopcroft stated that the Arts & Place Making Committee embraced the photography opening at the Artisan Hall. She also stated that they are committed to working with the Township

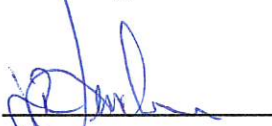
15) Comments of Planning Commission members

- i. Mr. Tasior, Mr. Palmer and Ms. Hopcroft all wished Pam Loveless well wishes and quick healing.
- ii. Mr. Davis clarified that there was a resolution setting per diem fees for Commission members. He also asked the status of Holiday Inn Express. We do not have an official timeline.
- iii. Mr. Palmer talked about the Bike Path Extension.

16) Report of the Zoning Administrator

- i. Ms. Vallette stated that the week before there was a Planning & Zoning Workshop, about 30 people attended. She also stated that issuing land use permits has slowed down.

Declaring no further business, Mr. Linderman adjourned the meeting at 7:38 PM.



Jeff Linderman - Chair

12/7/2022
Date



Nichole Vallette – Planning & Zoning Director