

Charter Township of Oscoda

Planning Commission

Meeting Minutes

December 5, 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 November 7, 2022-** Mr. Tasiar made a motion to approve the minutes as presented. Supported by Mr. Linderman. Roll call vote. All in favor.
- 6) **AGENDA – Additions, Corrections & Approval –**
 - i. Mr. Davis made a motion to approve the agenda as presented. Supported by Mr. Schulz. Roll call vote. All in favor.
- 7) **PUBLIC COMMENT – N/A**
- 8) **PUBLIC HEARING – N/A**
- 9) **NEW BUSINESS –**
 - i. **Site Plan Review- Case #103-2022.**
 - a. Ms. Vallette read the case memo for Case #103-2022. The address is 5018 N. US 23, Parcel # 063-034-400-014-00 and is zoned Corridor Business District US 23 Zone.
 - b. The proposed placement of the building is 20 feet from the right-of way, or build to line, where the Ordinance states it should be.
 - c. Mr. Linderman asked the applicant, John Hedstrom, to speak. Mr. Hedstrom stated that the last site plan submitted was rejected and the Dollar Tree didn't want to go for a variance. They asked Mr. Hedstrom to work with the Township regarding what we were looking for, placement etc. so that they did not have to apply for a variance.
 - d. Mr. Palmer stated that there are too many parking spaces. The Ordinance allows a maximum of 3 spaces per 1,000 GSF. They need to eliminate 8 proposed parking spots for 32 total spots allowed. Mr. Palmer also asked for something in writing stating Mr. Hedstrom had permission to apply for site plan review.
 - e. Ms. Hopcroft asked about landscaping and if it met the 10% required, it looked shy of it. Mr. Hedstrom said it is shy of that 10% requirement.
 - f. Mr. Schulz stated that there should be a bike rack there, per the Ordinance and talked about the width of the parking spots.

- g. Mr. Tasiar thanked the applicant for bringing this site plan into conformance with the Ordinance. He also recommended a pre-application meeting.
- h. Mr. Davis made a motion to approve the preliminary site plan approval for Case #103-2022 as presented. Supported by Mr. Palmer. Roll call vote. All in favor.

10) OLD BUSINESS- N/A

11) Report of the Zoning Board of Appeals Representative

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

12) Report of the Township Board Representative

- i. Mr. Palmer stated that the board approved a new fire truck purchase, one truck will replace two current trucks.
- ii. Mr. Palmer stated the board approved an RFP for slip lining on Mission St.
- iii. Mr. Palmer stated that there will be a public hearing at the next board meeting for the 2023 budget
- iv. Mr. Palmer stated that there was going to be a Township Board special meeting the next day to approve moving money to pay the contractors.
- v. Mr. Palmer stated that the township board approved Nancy Schwickert to be an as needed assessing consultant .

13) Report of the Planning Commission Sub-Committees

- i. Ms. Hopcroft stated that the Master Plan Sub-Committee is still waiting for the Township Hall Study.
- ii. Ms. Hopcroft also stated that a few members were going to the Villages of Oscoda HOA Board meeting in January to discuss the 8000 Block again.
- iii. Mr. Tasiar stated that the Ordinance Revision Sub-Committee will be meeting again soon.

14) Report of the Economic Improvement Committee

- i. Mr. Tasiar stated that the EIC was working on an RFP for property behind the AT&T Building.
- ii. Mr. Tasiar stated that there may be a workshop in January.
- iii. Mr. Tasiar stated that Joe Borgstrom will be refreshing the Place Leap.
- iv. Mr. Tasiar stated the EIC is working on a Brownfield Redevelopment Community and a facade grant was sent to the Attorney.
- v. Ms. Hopcroft stated that the Arts & Place Making Committee will be doing an end of the year presentation for obtaining a sculpture to put at Piety Hill.

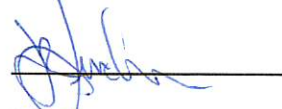
15) Comments of Planning Commission members

- i. Mr. Tasiar asked where we were with the Municipal Building Project and suggested looking at the possibility of a Master Plan for the 4 dams.
- ii. Mr. Palmer stated that the OTB did a letter of support to the railroads.
- iii. Ms. Hopcroft made a formal request for a status update on the Township Hall Planning.
- iv. Mr. Schenk talked about some fencing on base.
- v. Mr. Schulz talked about the old fuel depot on base being demoed.
- vi. Mr. Davis talked about his time on the Planning Commission.

16) Report of the Zoning Administrator

- i. Ms. Vallette let all the members know that Mr. Davis was not seeking term renewal at the end of the year. She also informed all the members of the Holiday pot luck at the Township Hall 12/16 at noon.

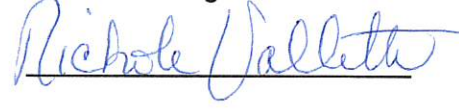
Declaring no further business, Mr. Linderman adjourned the meeting at 6:59 PM.



Jeff Linderman- Chair

1-5-2023

Date



Nichole Vallette- Planning & Zoning Director