

# *Charter Township of Oscoda*

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## Special Planning Commission Meeting

### **AGENDA**

July 14, 2022 4PM  
Robert J. Parks Public Library  
6010 Skeel Ave  
Oscoda, MI 48750

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- 1) **Call to Order**
  - 2) **Pledge of Allegiance**
  - 3) **Welcome Guests**
  - 4) **Member Roll Call**
  - 5) **Approval of Work Session and Planning Commission Minutes – N/A**
  - 6) **Agenda – Additions, Corrections, & Approval**
  - 7) **Public Comment – (Non-Scheduled and Scheduled Agenda Items)**
  - 8) **Old Business-**
    - i. **Planned Development Ordinance**
  - 9) **New Business – N/A**
  - 10) **Public Hearings – N/A**
  - 11) **Report of the Zoning Board of Appeals Representative**
  - 12) **Report of the Township Board Representative**
  - 13) **Report of the Planning Commission Sub-Committees**
  - 14) **Report of the Economic Improvement Committee**
  - 15) **Comments of Planning Commission members**
  - 16) **Report of the Zoning Administrator**
  - 17) **Adjournment**

OSCODA TOWNSHIP – ZONING ORDINANCE  
ORDINANCE XX OF 2022

AN ORDINANCE TO AMEND ARTICLE V OF THE CHARTER TOWNSHIP OF OSCODA ZONING ORDINANCE.

The Charter Township of Oscoda Ordains:

**Section 1: Amendment.**

Article V shall be amended to change the phrase “Planned Unit Development” to “Planned Development,” and the acronym “PUD” to “PD.”

Article V shall be amended as follows:

**Article V  
Planned Developments (PD)**

**Section 5.1- INTENT AND PURPOSE**

- A. The provisions of this Article establish the authority and standards for the submission, review, and approval of applications for Planned Development (PD). It is the intent of this Article to authorize the creation of PDs as a Special Land Use in all Zoning Districts, ~~except R-1 (Low Density Residential),~~ P (Parking District), NR (Natural River District), WA (Wurtsmith Airport Overlay District), and A-1 (Airport Protection Zone 1 & 2), for the purposes of:
1. Encouraging the use of land in accordance with its character and adaptability.
  2. Conserving natural resources, natural features, ~~and~~ energy, and improving water quality.
  3. Encouraging innovation in land use planning by providing walkable neighborhoods and Zoning Districts and increasing vehicular and pedestrian connectivity between properties and land uses.
  4. Encouraging enhanced housing, employment, shopping, and recreational/open space opportunities for the people of Oscoda Township.
  5. Bringing about a greater compatibility of design and use between neighboring properties.
  6. Encouraging quality design and construction of building and site amenities.
  7. Permitting mixed uses within the same building, or on the same parcel.
  8. Facilitating the implementation of the Oscoda Township Master Plan and adopted subarea plans.

- B. The provisions of the PD are designed to permit a degree of flexibility not available through conventional underlying Zoning Districts that results in a development that fully utilizes the assets of the subject property, meets and exceeds the objectives of the Oscoda Township Master Plan and adopted subarea plans, and integrates successfully and harmoniously with surrounding properties and neighborhoods.



Mixed Use PD



Residential PD

## Section 5.2- APPLICATION AND REVIEW PROCEDURES

- A. **Special Land Use – Planning Commission Review.** A Planned Development (PD) shall constitute a Special Land Use and a PD application shall be reviewed by the Planning Commission. The Planning Commission shall make the final determination regarding the PD application.
- B. The PD process is divided into three components:
1. Pre-Application Conference.
  2. Planned Development.
  3. Site Plan Review.
- C. **Pre-application Conference.** Prior to submitting an application for a PD, the Applicant shall meet with the Township ~~Planner~~ **Planning** and Zoning ~~Administrator~~ **Director** and any staff and/or consultants that the Township deems appropriate. The purpose of a pre-application conference is to discuss the eligibility of a project for consideration as a PD, to discuss application procedures, and for Township representatives to obtain such information as is needed for their recommendation regarding the amount of funds to be placed in escrow.
- D. **Escrow Fund Requirements.** The Applicant shall deposit funds in an escrow fund with the Township which will be used to process and review the application. **The Escrow Fund amount will be determined during the pre-application conference based on Township Fee Structures and will have a minimum requirement of \$2,000.** An Applicant's failure to make escrow payments shall render the PD application incomplete and ineligible for further consideration by the Planning Commission. The Township shall approve or deny expenditures from the escrow fund. **Funds remaining after project completion will be returned to the applicant.**
- E. **Planned Development (PD) Plan.** Following the pre-application conference, the Applicant shall submit a completed PD application form, an application fee, and printed copies (with the number and format of copies to be determined by the ~~Zoning Administrator~~ **Planning and Zoning Director**), and one (1) digital Adobe® PDF of the materials and information described under this heading.

These materials and information are also collectively called the PD Plan. It is the responsibility of the Applicant to provide pertinent and useful information to the Planning Commission upon which to base their decision. If the PD Plan is to be developed in phases, the PD Plan shall show all phases. The PD Plan shall contain, or include with it:

1. A narrative statement, together with supporting charts, maps, and documents describing the project. Information shall include, but is not limited, to the following:
  - a. The total number of acres in the project.
  - b. The number of acres to be occupied by each type of use.
  - c. The number of residential units.
  - d. A residential density calculation indicating the total number of dwelling units divided by gross site area, and a more detailed residential density calculation that divides the number of a specific unit type by the gross site area associated with that specific unit type.
  - e. The number and/or square feet and type of nonresidential uses.
  - f. The number of acres to be preserved as common open or recreational space.
  - g. The relationship of the proposed PD to the Township Master Plan.
  - h. The implementation phases of the PD, the approximate time frame to complete each phase, and a specific schedule of the intended development and construction schedule details, including anticipated construction start and completion dates.
  - i. Proposed utility services and how they are to be provided, including but not limited; to water, sanitary sewer, telecommunications, and storm water management. Where applicable, the Applicant shall use low impact development storm water best management practices.
  - j. Proposed deed restrictions, covenants, or similar legal instruments to be applied within the PD.
  - k. Variations from Ordinance regulations that are being sought, and the reasons to support the requested variations.
  - l. Areas of the site containing significant natural features, including a breakdown of the approximate square feet/acres by type of significant natural feature. Significant natural features shall include: wetlands, flood plains, water bodies, woods, slopes in excess of eighteen (18) percent, active agricultural land, or any other unique natural features as determined by a local, state, or federal department or agency authorized by law to designate or classify a unique natural feature.
  - m. Signatures of all parties having an interest in the property with a statement of the nature of their interest and their intention to see the development of the property completed in accordance with the approval, if granted.
  - n. Written recommendations from the Iosco County Road Commission as to access and road improvement needs and/or contributions toward necessary upgrades, if any.
2. PD Plans shall be drawn at a conventional scale that is appropriate to the size of the property and the proposed Planned Development. The PD Plan shall contain the following:

- a. The name of the PD, the Applicant's name, the name and address of the firm or individual who prepared the preliminary development plan, date, scale, and north arrow.
  - b. Property lines, dimensions in feet of all property lines, and size of the PD (and individual phases) in acres.
  - c. Existing Zoning and land uses of all abutting properties.
  - d. Significant natural features on the site as defined in Section 5.2[E.1.l.] above.
  - e. Existing buildings and structures on the site and those located on abutting land within fifty (50) feet of a common property line.
  - f. Proposed uses, buildings, and their locations.
  - g. Rights-of-ways and pavement edges or curb lines of existing streets abutting the PD.
  - h. Locations of proposed access drives, parking lots, and streets within the PD.
  - i. Proposed walkways or pedestrian paths.
  - j. Proposed methods of providing water, sanitary sewer, and storm water drainage facilities.
  - k. Layout and typical dimensions of proposed lots.
  - l. The general improvements that constitute a part of the development, including, but not limited to; lights, signs, service areas, dumpsters, mechanisms designed to reduce noise, utilities, and visual screening features.
  - m. Specifications for exterior building materials for structures proposed in the project.
  - n. Elevations for proposed buildings or building types.
  - o. Photometric plans for the project area.
3. The Planning Commission may require additional information reasonably necessary to determine compliance with the review standards and other requirements applicable to a PD, or to determine the impact of the proposed development. Such information may include, for example; soil reports, hydrological tests, traffic studies, wetland determinations or a market analysis. At any time during the PD Plan review process, the Planning Commission shall have the right to hire such experts as may be needed to provide independent studies regarding issues related to the PD approval standards or to review documents or consultant reports provided by the applicant or others. Fees and expenses related to any such experts shall be paid from the monies that have been paid to the Township in escrow.

F. **PD Public Hearing.** Upon determining that the application and all required information are complete, the Planning Commission shall conduct a Public Hearing. Notice of the hearing shall be in accordance with the notification procedures for Special Land Use as described in the Michigan Zoning Enabling Act or a successor statute.

G. **Final Decision by the Planning Commission.**

1. The Planning Commission shall make its decision at any regular or special meeting.
2. At the meeting when a decision is reached, the Planning Commission shall review the record compiled at the Public Hearing(s) and the reports of any experts or consultants.

3. Based on the record compiled at the public hearings and any regular or special meeting(s) held, the Planning Commission shall determine whether the PD Plan complies with the standards of Section 5.3[A]. If it does comply, then the Planning Commission shall approve it, or approve it with conditions. However, if it does not comply, then it shall be denied. In any case, a decision by the Planning Commission shall be in writing and shall contain findings of fact or reasons ~~regarding~~ why the application complies or fails to comply with applicable provisions of this Zoning Ordinance. The findings of fact shall address the following:
  - a. The application submitted by the Applicant was complete, and information required by the Planning Commission was provided and is part of the public record.
  - b. The PD fulfills the objectives of the Oscoda Township Master Plan or adopted subarea plans and the land use policies of the Township and presents an innovative and creative approach to the development of the subject property.
  - c. The proposed land uses fulfill a need or demand for such land uses within the Township.
  - d. The property is suitable for the proposed purposes and land uses.
4. The Planning Commission's decision shall be final after the meeting minutes at which the decision was adopted are approved, or after the decision is certified in writing. Once the decision is final, judicial review may be sought as authorized by law.
5. Approval of the PD Plan does not constitute approval to modify the subject property in any form or fashion until a site plan is submitted and approved by the Planning Commission for the entire development, or for each phase as approved in the PD Plan. The site plan review and its contents shall comply with the requirements of Article X **and Section 7.3**: Site Plan Review. The site plan approval process is separate from the PD review and approval process. As a result, approval of the Planned Development (PD) Plan does not constitute approval of the PD site plan.
6. The PD Plan site plan review process commences once the PD Plan is approved by the Planning Commission. The Applicant, at their discretion, can concurrently submit for review the PD Plan and site plan.

**Section 5.3- STANDARDS AND REQUIREMENTS FOR APPROVAL**

- A. When the Planning Commission makes a decision regarding a PD Plan, they shall make it based on compliance with the following standards:
  1. Land uses shall be consistent with the intent of **the** underlying Zoning District and the Oscoda Township Master Plan and adopted subarea plans.
  2. The PD shall meet the minimum land area requirements specified for the underlying Zoning District.
  3. A PD shall comply with all dimensional and use regulations of the underlying Zoning District unless variations are otherwise approved by the Planning Commission. Such

proposals shall be accompanied by supporting material demonstrating that the variations would provide equal or greater protection to adjacent or nearby properties.

4. The lands comprising a PD must be subject to unified ownership or control so that the person or legal entity applying for PD approval has proprietary responsibility for the completion of the development, if approved. If multiple persons or legal entities have ownership interests in the land, all such persons or entities shall sign the PD application. If the application is signed by a prospective purchaser or person who has optioned the land, written consent by all owners of the land must be submitted with the application.
5. As provided for in this paragraph, except for on-site septic systems and wells, water supply and sanitary sewage disposal in and for a PD shall only be accomplished by public or community water supply and sanitary sewer systems. These must be approved by the District Health Department 2 (DHD2) and other agencies having jurisdiction and be in compliance with applicable Township Ordinances. If approved by the District Health Department 2 (DHD2), on-site septic systems and wells may be permitted for individual residential lots containing a single-family dwelling.
6. The PD Plan must be consistent with the intent of this Article, as described in Section 5.1, and it must also represent a development opportunity for the community that could not be achieved through Conventional Zoning.
7. The PD Plan and its proposed uses must be compatible with the type, character, and density of land uses on adjacent and nearby lands based on the future land use map in the ~~Lessee~~ Oscoda Township Master Plan or adopted subarea plan.
8. The proposed PD must be compatible with the capacities of public services and facilities affected by the development.
9. The proposed PD must preserve significant natural features, if any.
10. If a proposed PD lies partially outside the jurisdictional boundary of the Township, then the minimum parcel size shall be based on the total size of the project and not just that portion located within the Township.
11. The proposed PD must provide for useable open space which meets the following standards:
  - a. At least 10% of the parcel(s) acreage or square footage.
  - b. Acreage or square footage provided shall be for active or passive recreation use and shall be accessible to the occupants or users of the PD.
  - c. No area which exceeds 18% grade shall be allocated or designated as useable open space.
  - d. At least 40% of the total area required as useable open or recreation space shall be landscaped and maintained.
  - e. Any useable open space which is not planted shall be developed to encourage outdoor active or passive recreational use and shall include such elements as decks, sports courts, outdoor seating, decorative paved areas, and walkways which do not serve as entrance walkways.

- f. No area designated for off-street parking and loading areas, service areas, driveways, required walkways, or portions thereof, or any features that are used for required access to dwelling units, shall be counted as satisfying any useable open or recreation space area requirement.
- 12. Landscaping must be provided to **insure ensure** that proposed uses will be adequately buffered from one another and from surrounding public and private property meeting the minimum standards of Section 6.15, as applicable.
- 13. Motor vehicle access to the uses within a PD shall be from interior roads only unless approved otherwise by the Planning Commission or the Iosco County Road Commission. Safe, convenient and well-defined vehicular and pedestrian circulation within, and access to the development must be provided.
- 14. Important historical and architectural features, if any, within the development are to be preserved.

**Section 5.4- CONDITIONS**

- A. To the extent authorized by law, reasonable conditions may be required with the approval of a PD Plan. Conditions may include, but are not limited to, those necessary to:
  - 1. Ensure that public services and facilities will be sufficient to serve the proposed land use(s).
  - 2. Protect the natural environment.
  - 3. Promote the use of land in a socially and economically desirable manner.
  - 4. **Meet the purpose and intent of the Zoning Ordinance.**
  - 5. **Ensure compatibility with other uses of land adjacent to the subject property.**
- B. Imposed conditions shall be designed to protect public health, safety, and welfare, be reasonably related to the purposes affected by the PD, be necessary to meet the intent and purpose of this ordinance and be related to ensuring compliance with the standards of this ordinance. All conditions shall be made a part of the record of the approved PD.
- C. When conflicts arise between other provisions of the Zoning Ordinance and this Article, the provisions of this Article shall take precedence unless determined otherwise appropriate by the Planning Commission.

**Section 5.4.1- RESIDENTIAL USES PERMITTED**

- A. **Planned Developments in District F. The following residential uses are permitted: Micro Housing Subject to the requirements in Section 5.15.**

**Section 5.5- PD PLAN APPROVAL AND LAND USE PERMIT ISSUANCE**

PD Plan approval does not constitute approval of a land use permit (also sometimes called a Zoning Permit). For those aspects of an approved PD Plan that are controlled by the Township, no construction shall commence until a site plan (Article X) has been approved by the Planning Commission and a land use permit has been issued by the **Zoning Administrator Planning and Zoning Director**. The Township Planning



and Zoning Administrator-Director shall issue a land use permit once all conditions have been met and the performance guarantee, in a form as referenced in Section 10.8, has been provided to the Township Clerk.

#### **Section 5.6- CHANGES AND AMENDMENTS TO AN APPROVED PD PLAN**

Changes to an approved PD Plan shall be permitted only under the following circumstances:

- A. All holders of an approved PD Plan shall notify the Planning and Zoning Administrator Director, in writing, of any desired change to the approved PD Plan.
- B. Minor changes may be approved by the Planning and Zoning Administrator Director after determining that the proposed revision(s) will not alter the basic design and character of the PD Plan, nor any specified conditions imposed as part of the original PD Plan approval. Minor changes shall include the following:
  - 1. Change in any building size up to ten (10) percent in gross floor area.
  - 2. Movement of buildings or other structures by no more than ten (10) feet measured horizontally.
  - 3. Replacement of plant material specified in the landscape plan with comparable materials of an equal or greater size.
  - 4. Changes in building materials to a comparable or higher quality.
  - 5. Changes in floor plans which do not alter the character of the use.
  - 6. Relocation of dumpster(s) or signs.
  - 7. Modification of parking areas allowing up to a ten (10) percent change in their location as noted on the PD Plan, provided there is no change in the approved driveway location(s).
  - 8. Changes necessary to conform to other laws or regulations as required or requested by the Township, the Iosco County Road Commission, or other County, State, or Federal regulatory agency.
  - 9. Change of phases or sequence of phases only if all phases of the PD Plan have received final approval, and if the change does not alter any conditions of approval.
- C. A proposed change that is determined by the Planning and Zoning Administrator Director not to be minor shall be considered an amendment to the PD Plan and shall be processed in the same way as the original PD Plan application.

#### **Section 5.7- RECORDING OF PD DEVELOPMENT AGREEMENT**

Upon receipt of the report and recommendation of the Planning Commission, and after a Public Hearing, the Township Board shall review all findings. If the Board shall determine to grant the application, it shall instruct the Township Attorney to prepare a development agreement setting forth the conditions upon which such approval is based, which agreement, after approval by resolution of the Board, shall be executed by the Township and the applicant. Approval shall be granted only upon the Board determining that all provisions of this Article have been met and that the proposed development will not adversely affect the public health, welfare, and safety. A. The development agreement shall include, at a minimum:

- 1. A legal description and survey of the total site(s) proposed for development.
- 2. Names and addresses of all owners and persons with legal or equity interest in the property proposed for development.

3. A development schedule, including any individual stages or phases, and the anticipated beginning and completion dates.
4. An affirmative representation that the proposed use(s) will not exceed the performance criteria of the Ordinance.
5. Modifications to standard Zoning requirements which will be requested, if any.
6. All conditions and stipulations as set forth by the Township Board.
7. Provisions satisfactory to the Township Attorney, Planning Consultant or Engineer dealing with maintenance of the property as well as maintenance, repair, and replacement of any common facilities servicing any portion of the property.
8. Any provisions deemed necessary by the Township Attorney, Planning Consultant or Engineer regarding on-site and off-site easements required to service the property.
9. A statement incorporating by reference in the agreement all representations, warranties and information provided in any submission by the applicant and confirming the Township's reliance on those representations, warranties, and information.
10. Enforcement provisions satisfactory to the Township Attorney.
11. A statement allowing recording of the agreement or a notice of the existence of an agreement at the office of Iosco County Register of Deeds.
12. Any other provisions deemed necessary by the Township Attorney, Engineer or Planning Consultant to meet the intent and purposes of Planned Development.
13. Any other information deemed necessary by the Township for consideration of the development.

**Section 5.8- PHASING**

- A. **Phasing.** When phased construction of a PD project is proposed, each phase, upon completion, shall be capable of standing on its own in terms of the presence of services, facilities, and open or recreational space. Each phase shall also contain the necessary components to ensure protection of natural resources and public health, safety, and welfare.
- B. For PDs with both residential and nonresidential uses, each phase shall contain a mix of land uses achieving that facilitates the land use mix proposed for the entire PD.

**Section 5.9- COMMENCING CONSTRUCTION AND EXTENSIONS**

- A. Construction of improvements in the planned development (PD) shall begin within 12 months from the date of approval of the site plan by the Planning Commission. An extension of time for beginning construction may be requested in writing by the applicant.
- B. The Planning Commission may grant two (2) extensions for up to an additional one (1) year period for each extension, provided that the applicant applies for such an extension prior to the date of the expiration of the PD Plan, and provided that:
  1. The applicant presents reasonable evidence that the development has encountered unforeseen difficulties beyond the control of the applicant.
  2. The PD requirements and standards, including those of this Ordinance and the Oscoda Township Master Plan or adopted subarea plan that are reasonably related to the development, have not changed.

**Section 5.10- RESCISSION OF APPROVAL**

A. Rescission of Approval

The PD Plan and/or site plan which is part of an approved PD Plan may be rescinded by the Oscoda Township Planning Commission under the following circumstances.

1. The property owner / developer of an approved PD Plan has not submitted a site plan required by the PD Plan within one (1) year from the date of approval or;
2. The property owner / developer of an approved site plan, which is part of the PD Plan, has not commenced construction within one (1) year from the date of approval.

B. Process to Rescind an Approved PD Plan

The PD Plan approval shall be rescinded based on the following process.

1. The Planning Commission shall notify the PD applicant in writing of its intent to rescind PD Plan approval, site plan approval, and any land use permit that has been issued as a result of that approval.
2. The notice of intent shall state the basis for the proposed rescission, and shall state the time, date and location of a public hearing at which the PD applicant may be heard regarding ~~the accuracy of~~ the proposed basis for rescission.
3. The notice of intent shall be sent by first class mail to the applicant's last known address, based on the PD application, or it may be personally served ~~to~~ on the applicant or a representative of the applicant.
4. The notice of intent shall be mailed or delivered in person at least thirty (30) days before the public hearing at which the rescission will be considered. All Public Hearing requirements of the Michigan Zoning Enabling Act shall be met. The rescission notice of intent shall:
  - a. ~~Be made in writing.~~
  - b. ~~Be mailed to the applicant by first class mail.~~
  - c. State when the rescission becomes effective.
  - d. State the basis for the rescission.
  - e. ~~Be recorded with the Iosco County Register of Deeds, if rescinded.~~
5. Unless granted an extension, a Planned Development (PD) project that has been rescinded by the Planning Commission cannot reapply for a PD until one (1) year after the date that the PD was rescinded.
6. Once a Planned Development (PD) has been rescinded by the Planning Commission, or the PD has been withdrawn by the property owner / developer, the Zoning for the subject property and/or properties shall revert back to their its prior Zoning classifications and must be recorded with the Iosco County Register of Deeds, if rescinded.

C. Process to Rescind an Approved Site Plan

1. The process to rescind a site plan shall follow the requirements of Section 10.4.

**Section 5.11- FINAL AS-BUILT DRAWINGS**

A. Submission of Final Drawings

The Applicant shall provide the Township with a complete set of "as-built" drawings for the PD and/or each completed phase in Adobe® PDF and ~~the most recent release~~ an acceptable format of AutoCAD®.

**Section 5.12- ZONING BOARD OF APPEALS JURISDICTION**

The Zoning Board of Appeals is without jurisdiction to accept appeals regarding an approved PD Plan.

**Section 2: Severability.**

If any sections, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences or clauses be declared invalid.

**Section 3: Effective Date.**

This Ordinance shall become effective eight (8) days after publication.

CHARTER TOWNSHIP OF OSCODA

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Ann Richards, Supervisor

Date: \_\_\_\_\_ By: \_\_\_\_\_  
Joshua Sutton, Clerk

Published Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

**Section 5.15- MICRO HOUSING PLANNED DEVELOPMENT REQUIREMENTS**

A. The purpose of the Micro Housing Planned Development is to encourage affordable housing, infill development and sustainable practices. The following requirements shall apply for a Micro Housing Planned Development:

1. The proposed Planned Development shall comply with the approval process outlined in Article V; specifically, §5.9, §5.9.1, §5.9.2, §5.10, §5.11, §5.11.1, §5.11.2, §5.11.3, §5.12, §5.13, §5.14
2. A Micro Housing Planned Development will consist of individual dwelling structure less than 500 square feet.
3. The density will be no more than twenty (20) units per acre.
4. Micro Housing units are not Condominiums, Multi-family, Mobile Homes or Recreational Vehicles. Properties are titled in fee simple.
5. Micro homes must be structurally independent, with no shared foundations or common wall.
6. Micro homes shall be set on a permanent foundation.
7. Small lots may be irregularly shaped, a minimum area of eight hundred (800) square feet, and at least twenty (20) feet wide.
8. There are no yard or setback requirements along alleys, private roads, or between lots within the approved Planned Development.
9. At least fifty percent (50%) open space is required.

10. Design of structures must be approved by the Planning Commission.
11. Appropriate water, waste water and other utilities as required by the District Health Department 2 (DHD2) and/or Oscoda Township Utility Ordinance 2019-265.