

# ***Charter Township of Oscoda***

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## **Planning Commission** **AGENDA**

August 1, 2022 6PM  
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 –**
    - i. Planning Commission Regular Meeting Minutes July 5, 2022
    - ii. Planning Commission Special Meeting Minutes July 14, 2022
  - 6) **Agenda – Additions, Corrections, & Approval**
  - 7) **Public Comment – (Non-Scheduled and Scheduled Agenda Items)**
  - 8) **Old Business-**
    - i. ADU Ordinance Amendment
    - ii. Micro Housing Ordinance Amendment
    - iii. Community Planning Principles Resolution
  - 9) **New Business –**
    - i. Site Plan/Special Land Use Application Revisions
  - 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**

# ***Charter Township of Oscoda***

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## **Planning Commission**

### **Meeting Minutes**

**July 5, 2022 6PM**

**Robert J. Parks Public Library  
6010 Skeel Ave  
Oscoda, MI 48750**

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#### **1) CALL TO ORDER**

Mr. 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, Mr. Davis, Ms. Mackenzie, Mr. Linderman

**Absent** – Ms. Hopcroft

**Quorum** –Mr. Linderman determined a quorum present

#### **5) APPROVAL of Meeting Minutes-**

- i. Regular Planning Commission Meeting June 6, 2022 Minutes- Mr. Tasior made a motion to approve the minutes with corrections. Supported by Mr. Palmer. Roll call vote. All in favor.

#### **6) AGENDA – Mr. Palmer made a motion to approve the agenda as presented for the July 5, 2022 meeting. Supported by Mr. Linderman. Roll call vote. All in favor**

#### **7) PUBLIC COMMENT – N/A**

#### **8) OLD BUSINESS – N/A**

#### **9) NEW BUSINESS – N/A**

#### **10) PUBLIC HEARING –**

- i. **Case #205-2022, SLUP, AuSable Developments**

- a) Mr. Davis made a motion to open the Public Hearing on Case #205-2022, SLUP, AuSable Developments. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Ms. Vallette read the case notes to the Commission for Case #205-2022. She stated this was the preliminary Site Plan review and if approved, they will come back with all their engineered drawings for final approval.
- c) Mr. Linderman asked the representative for AuSable Developments to speak. Ed Bolanowski was there to speak on the case. He stated they would like to build 200 Apartment Units (1,2 and 3 Bedroom Units) along with amenities for their residents such as Fire Pits, Storage Area and Walking Areas. They would like to start construction by Spring 2023.

- d) Mr. Linderman asked if there was anyone in attendance that was opposed to the project. No comments. He asked if anyone was in favor. One attendant said they were in favor.
- e) Mr. Tasior asked a few questions. He clarified the start and end date, being 2023-2025. Mr. Bolanowski stated 2025 is the proposed completion date, hopefully sooner. Mr. Tasior made sure that these would be market rent housing, they will be. He also wondered why STS was listed on their Site Plan. It was a plan from when AuSable Developments presented the plans at a Kalitta Picnic, but they are not partners.
- f) Mr. Schenk asked if they would be doing any excavation for a basement or anything. There are some VOC's on the property so Mr. Bolanowski stated they may need to put a Vapor Sealing Cement or Vapor Barrier. There will not be a basement, just footings.
- g) Mr. Davis reminded the Board that per the Master Plan, housing is needed so this project is consistent with that. Mr. Bolanowski went over the amenities in greater detail.
- h) Mr. Palmer clarified what they would start on after the Purchase Agreement was finalized. They would start on some dirt work, decommissioning a couple roads, combining parcels, among other things.
- i) Mr. Tasior made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
- j) Ms. Vallette stated that eventually, parking requirements could be changed due to Zoning Reform, just as something to keep in mind for when this comes back for final approval.
- k) Mr. Palmer stated that this project could put a big dent in our housing needs.
- l) Mr. Davis made a motion to close deliberations on Case #205-2022, SLUP, for AuSable Developments. Supported by Mr. Schenk. Roll call vote. All in favor.
- m) Mr. Palmer made a motion to approve Case #205-2022, SLUP, Preliminary Site Plan Review for AuSable Developments. Supported by Mr. Tasior. Roll call vote. All in favor.

## ii. **Amendments to Chapter 20, Parks and Recreation**

- a) Mr. Davis made a motion to open the Public Hearing on amendments to Chapter 20, Parks and Recreation. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Ms. Vallette stated that the biggest change since the last review and Public Hearing on these amendments is that our Attorney suggested we remove Division 2, Alcoholic Beverage Permits due to us not actually issuing permits.
- c) Mr. Tasior stated that all of the Ordinances we are reviewing were looked at one more time by the Ordinance Revision Sub-Committee before it was put in front of the Commission tonight.
- d) Mr. Davis made a motion to close the Public Hearing and move into deliberations. Supported by Mr. Palmer. Roll call vote. All in favor.
- e) Mr. Schenk wondered who had authority if there were drunk and disorderly people at the beach park. The Police Dept. would handle those types of complaints.
- f) Mr. Tasior made a motion to approve the amendments to Chapter 20 Parks and Recreation Code of Ordinance. Supported by Mr. Schulz. Roll call vote. All in favor.

## iii. **New Planned Development (PD) Ordinance**

- a) Mr. Palmer made a motion to open the Public Hearing for the Planned Development Ordinance. Supported by Mr. Tasior. Roll call vote. All in favor.
- b) Ms. Vallette went over changes made since the last review. Pictures were added, Escrow requirements were revised with new language added and Section 5.15 from the Micro Housing Ordinance had to be added to the PD Ordinance.

- c) Mr. Palmer made a motion to close the Public Hearing and go into deliberations. Supported by Mr. Tasior. Roll call vote. All in favor.
- d) Some edits to the PD were noted by the Commission. All corrections will be made by Ms. Vallette.
- e) Mr. Davis made a motion to close deliberations and approve the Planned Development (PD) Ordinance as submitted. Support by Mr. Tasior. Roll call vote. All in favor.
- f) Mr. Tasior stated that this is a new Ordinance, not amendments and the wording in the motion needs to be correct. Mr. Palmer stated he didn't know if leaving out the word "amendment" in the motion was correct, since Article V (PUD) is being amended to PD.
- g) Ms. Vallette stated that on the top of the PD Ordinance, it states that it is an amendment to Article V, PUD and assumed that we were taking out the sections that were re-written and replace them with what was re-written.
- h) Mr. Linderman made a motion to rescind the previous motion on the new Planned Development Ordinance. Supported to Mr. Tasior. Roll call vote. All in favor.
- i) Mr. Tasior made a motion to replace Article V, Planned Unit Development, with the new Planned Development Ordinance. Supported by Mr. Linderman. Roll call vote. All in favor.

**iv. New Micro Housing Ordinance**

- a) Mr. Davis made a motion to open the Public Hearing on the new Micro Housing Ordinance. Supported by Mr. Linderman. Roll call vote. All in favor.
- b) There were no comments from the public.
- c) Mr. Tasior stated that the Sub-Committee looked at this Ordinance as well before the meeting. We changed it from requiring a Special Permitted Use to Permitted Use in Forestry.
- d) Mr. Tasior made a motion to close the Public Hearing and go into deliberations. Supported by Mr. Schulz. Roll call vote. All in favor.
- e) Mr. Palmer had a question on the definition of Micro Housing. In the definition it states that it is 400 square feet or less but then on the next page, it is defined as 500 square feet or less. He wondered if those two numbers should be consistent. The definition will be changed to 500 square feet or less.
- f) Mr. Linderman made a motion to close deliberations on the Micro Housing Ordinance. Supported by Mr. Palmer. Roll call vote. All in favor.
- g) Mr. Davis made a motion to approve the Micro Housing Ordinance with amendments presented. Supported by Mr. Palmer. Roll call vote. All in favor.

**v. New Accessory Dwelling Unit (ADU) Ordinance**

- a) Mr. Davis made a motion to open the Public Hearing for the new Accessory Dwelling Unit (ADU) Ordinance. Supported by Mr. Schulz. Roll call vote. All in favor.
- b) Mary Ed Teuton had Public Comment on this Ordinance. In the Ordinance, it states that the ADU cannot be used as a Short-Term Rental. She wondered if the owner were to move into the ADU, could the primary unit be rented out? The way the Ordinance is written, that would be allowed.
- c) If there are separate units, the ADU will have to follow Oscoda Township Utility Ordinance 2019-265.
- d) Mr. Schulz made a motion to close the Public Hearing for the new Accessory Dwelling Unit (ADU) Ordinance and move into deliberations. Supported by Mr. Linderman. Roll call vote. All in favor.
- e) Mr. Davis asked if in Section 2, if 4.25 should be listed as 7 under sub section. That is not a typo.
- f) Under Section 3, #3, Mr. Davis asked if we should specify that the property owner shall maintain residence on site, rather than word it as live on site. The Commission agreed to this language change.
- g) Mr. Linderman made a motion to close deliberations. Supported by Mr. Palmer. Roll call vote. All in favor.

- h) Mr. Davis made a motion to approve the Accessory Dwelling Unit (ADU) Ordinance with amendments made at the meeting (Section 3, # 3). Supported by Mr. Linderman. Roll call vote. Six yes votes (Palmer, Tasior, Davis, Schenk, Mackenzie, Linderman) one no vote (Schulz).

**11) REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE –** Mr. Schulz stated that the yearly selection of officers took place at the June meeting. James Biggar is Chairperson, Greg Schulz is Vice-Chair and Jeff Rush is Secretary. The ZBA By-Laws and Application were revised as well.

**12) REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE-**

- i. Mr. Palmer reported that the Board approved the Interim Attorney to be our full time Attorney.
- ii. EIC Director, Todd Dickerson, contract was approved and extended for 3 years.
- iii. Artwork pedestals were installed through the downtown area for the Artwalk.
- iv. The Internal Review Process was approved.
- v. The Township hired a new Code Compliance Officer.
- vi. Seasonal employees wages are being looked at for an increase, to help with getting workers.

**13) REPORT OF THE ECONOMIC IMPROVEMENT COMMITTEE –**

- i. Mr. Tasior stated that the EIC is moving forward with a Corridor Improvement Authority.
- ii. The next EIC meeting is upcoming Thursday at 4pm.

**14) REPORT OF THE PLANNING COMMISSION SUB-COMMITTIES –**

- i. Mr. Tasior stated that they did meet to review the Ordinances that were brought to tonight's meeting.

**15) COMMENTS OF PLANNING COMMISSION MEMBERS –** Mr. Palmer was excited about the Apartment Site Plan that was approved. Ms. Mackenzie seconded what Mr. Palmer said about the Apartments. Mr. Davis gave praise on the 4<sup>th</sup> of July activities that were happening around town. Mr. Schenk wondered if the Township was looking into more parking because public parking lots were full by the Beach Park. Mr. Schulz talked about the public parking as well. He also stated that the Airport Joint Zoning Board approved Storage Units to be built. Mr. Tasior attended the virtual housing summit and found it beneficial.

**16) REPORT OF THE ZONING DIRECTOR –** Ms. Vallette touched on the parking situation as well and gave a small recap of the Emergency Management Conference her and Ms. Kline attended.

**Declaring no further business, Mr. Linderman adjourned the meeting at 8:00 PM.**

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Jeff Linderman - Chair

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Date

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Nichole Vallette – Planning & Zoning Director

# ***Charter Township of Oscoda***

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## **Special Planning Commission**

### **Meeting Minutes**

**July 14, 2022 4PM**

Robert J. Parks Public Library  
6010 Skeel Ave  
Oscoda, MI 48750

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#### **1) CALL TO ORDER**

Mr. Linderman, Chair, called the meeting to order at 4:00 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, Ms. Mackenzie, Mr. Linderman

**Absent** – Ms. Hopcroft, Mr. Tasior, Mr. Davis

**Quorum** –Mr. Linderman determined a quorum present

#### **5) APPROVAL of Meeting Minutes- N/A**

#### **6) AGENDA – Mr. Palmer made a motion to approve the agenda as presented for the July 14, 2022 meeting. Supported by Mr. Schulz. Roll call vote. All in favor**

#### **7) PUBLIC COMMENT – N/A**

#### **8) OLD BUSINESS –**

##### **i. Planned Development Ordinance**

- a) Mr. Linderman and Ms. Vallette stated the reason for bringing this Ordinance back to the Planning Commission. At the previous meeting, July 5 2022, a motion was made to approve and replace Article V (PUD) with Article V (PD). That motion was incorrect as this was an Ordinance Amendment, not an Ordinance Replacement. Ms. Vallette checked with John Iacoangeli, the Professional Planner, regarding this being an Amendment opposed to full Ordinance Replacement.
- b) Mr. Schulz made a motion to rescind the previous motion of replacing Article V, Planned Unit Development, with the new Planned Development Ordinance. Supported by Mr. Palmer. Roll call vote. All in favor.
- c) Mr. Linderman made a motion to approve Article V Planned Developments Amendments as presented. Supported by Mr. Schulz. Roll call vote. All in favor.

#### **9) NEW BUSINESS – N/A**

- 10) PUBLIC HEARING – N/A**
- 11) REPORT OF THE ZONING BOARD OF APPEALS REPRESENTATIVE –** Nothing to report.
- 12) REPORT OF THE TOWNSHIP BOARD REPRESENTATIVE- N/A**
- 13) REPORT OF THE ECONOMIC IMPROVEMENT COMMITTEE –**
- 14) REPORT OF THE PLANNING COMMISSION SUB-COMMITTEES –**
- i. Mr. Linderman stated that the Master Plan Sub-Committee met the previous week. We are waiting on the Flight District Rezoning and the Non-Motorized Plan.
- 15) COMMENTS OF PLANNING COMMISSION MEMBERS – N/A**
- 16) REPORT OF THE ZONING DIRECTOR –** Ms. Vallette thanked the members for coming together to make this meeting happen.

**Declaring no further business, Mr. Linderman adjourned the meeting at 4:40 PM.**

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Jeff Linderman - Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Nichole Vallette – Planning & Zoning Director

OSCODA TOWNSHIP – ZONING ORDINANCE  
ORDINANCE XX OF 2022

An Ordinance to amend the Oscoda Township Zoning Ordinance 165 pertaining to Accessory Dwelling Units.

Section 1: The following definitions shall be added to Article II: Construction of Language and Definitions, Section 2.2 of Oscoda Township Zoning Ordinance 165.

**Accessory Dwelling Unit (“ADU”)** A residential living unit on the same parcel on which a single-family dwelling is located. The ADU provides complete independent living facilities for one or more persons.



*ADU-Attached to Primary dwelling*



*ADU Detached from Primary Dwelling*

**Short-Term Rental (“STR”)** Means the provision of a room, space or dwelling that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 31 consecutive days, in exchange for a charge for the occupancy.

Section 2: Accessory Dwelling Units shall be allowed as a Principal Use in the following zoning districts.

Section Number	District	Sub Section	Item
4.4	R-1 Low Density Residential	2	E. Accessory Dwelling Unit
4.5	WR-1 Wurtsmith Low Density Residential	2	D. Accessory Dwelling Unit
4.6	R-2 Medium Density Residential	2	E. Accessory Dwelling Unit
4.7	WR-2 Wurtsmith Medium Density Residential	2	D. Accessory Dwelling Unit
4.8	R-3 Mixed Residential	2	F. Accessory Dwelling Unit
4.9	WR-3 Wurtsmith Mixed Residential	2	H. Accessory Dwelling Unit
4.10	R-4 High Density Residential	2	L. Accessory Dwelling Unit
4.16	R-T Residential Tourist	2	L. Accessory Dwelling Unit
4.23	AG Agriculture	2	Z. Accessory Dwelling Unit
4.25	NR Natural River District	7	Y. Accessory Dwelling Unit

Section 3: The following Section shall be added to the Oscoda Township Zoning Ordinance 165.

**6.31 Accessory Dwelling Units**

Accessory dwelling units (ADU’s) are intended to provide flexible housing options in the Township by allowing homeowners to establish a second dwelling unit on their property. ADU’s are subject to the following standards:



1. ADU's shall be limited to permitted districts and properties where single-family dwelling units are the principal use.
2. ADU's shall be subordinate to the single-family dwelling unit.
3. The owner of the property shall live maintain residence on site, either in the principal dwelling unit or the accessory dwelling unit.
4. ADU's shall have their own separate entrance, kitchen, sleeping area, and full bathroom facilities.
5. ADU's may be attached to the single-family dwelling unit and may occupy a basement, first floor or second floor of the principal dwelling, or may occupy a separate, detached accessory building in the rear of the principal dwelling unit.
6. All ADU's shall meet applicable building and fire codes.
7. Building materials and designs used on detached ADU's or additions to the principal dwelling for an attached ADU, shall be of similar style as that of the principal dwelling.
8. The minimum size living shall be ~~three hundred (300)~~ four hundred (400) square feet.
9. The maximize size shall not exceed nine hundred (900) square feet, or the size of the principal dwelling unit, whichever is less.
10. Manufactured homes or mobile homes shall not be used as an ADU.
11. An ADU shall not be used as a Short-Term Rental.
12. An ADU built on a property which requires a septic sanitary system shall have the property inspected by the District Health Department 2 (DHD2) to ensure that the septic system has the capacity and functionality to accommodate the ADU.
13. An ADU built on property served by public water and/or public sanitary shall be separately metered.
14. An ADU shall conform to the dimensional requirements specified Section 4.28 "Summary Schedules Limiting Height, Bulk, Density and Area by Zoning District."

OSCODA TOWNSHIP – ZONING ORDINANCE  
ORDINANCE XX OF 2022

An Ordinance to amend the Oscoda Township Zoning Ordinance 165 pertaining to Micro Housing (Tiny Houses).

Section 1: The following definitions shall be added to Article II: Construction of Language and Definitions, Section 2.2 of Oscoda Township Zoning Ordinance 165.

**Micro Housing** – A residential dwelling unit less than 400 500 square feet; also referred to as a “Tiny House.”



*Micro Housing on a permanent foundation*



*Micro Housing on a non- permanent foundation*

Section 2: Micro Housing Units shall be allowed as a ~~Special Permit Use~~ Permitted Use in the following zoning districts.

Section Number	District	Sub Section	Item
4.20	F Forest	3.	<del>5. Micro Housing in a Planned Unit Development per Section 5.4.1.3</del>

Section 3: Section 5.4 shall be revised to include the following:

Section 5.4.1 Residential Uses Permitted

3. Planned ~~Unit~~ Development in District F. The following Residential uses are permitted:
  - A. Micro Housing subject to the requirements in Section 5.15.

Section 4: Section 5.15 shall be added to Article V of the Charter Township of Oscoda Zoning Ordinance 165

Section 5.15 Micro Housing Planned ~~Unit~~ Development Requirements

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

1. The proposed ~~PUD~~ shall comply with the approval process outlined in Article 5; 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, and §5.14.

2. A Micro Housing PUD 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 walls.
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 PUD plan.
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 ~~will be provided~~ as required by the District Health Department 2 (DHD2) and/or Oscoda Townships Utility Ordinance 2019-265.



# MAP COMMUNITY PLANNING PRINCIPLES

The Michigan Association of Planning exists to promote quality community planning through education, information and advocacy, statewide. With this as its mission, the Society offers the following planning principles for consideration to all cities, villages, townships, counties and regions in Michigan. The principles define what constitutes quality community planning.

## GENERAL STATEMENTS

- 1. The community planning decision-making process should, first and foremost, be concerned with the long-term sustainability of our communities, environment, and economy.**
- 2. The community planning process should involve a broad-based citizenry, including public and private sector leaders, community interest groups and multi-disciplinary professionals.** A positive relationship between development and the making of community should be established through a citizen-based participatory planning and design process.
- 3. Public policy and development practices should support development of communities that are:**
  - diverse in land use, population and character;
  - designed for pedestrians and non-motorized transit as well as for motorized transit;
  - shaped and physically defined by parks, open space and other natural resource areas;
  - structured by physically defined, accessible public space and community institutions and
  - based on local history, climate, ecology, and
  - building practices.
- 4. Physical solutions by themselves will not solve all problems.** A coherent and supportive physical framework should be established to provide economic vitality, community stability, and environmental health.
- 5. Common challenges that should be addressed by community planning are:**
  - increasing opportunities for reinvestment in established urban centers;
  - encouraging appropriate intensity and location of new development served by adequate public facilities;
  - minimizing the spread of low density, non-contiguous development;
  - encouraging a wide range of housing opportunities which serve all segments of our diverse population;
  - recognizing the value and encouraging the preservation of agricultural lands and natural resources;
  - encouraging the preservation and/or restoration of our natural and built heritage environments;
  - encouraging development in accordance with the adopted community master plan; and
  - recognizing that land use decisions may have impacts beyond community boundaries.
- 6. The quality of life for the citizens of Michigan can be enhanced by developments that:**
  - support and restore existing community centers;
  - reconfigure existing low density, centerless communities into communities of diverse neighborhoods and districts;
  - preserve and protect natural environments;
  - maintain and build a positive social and strong economic climate and
  - improve the physical design and condition of our region, cities, villages, townships, neighborhoods, districts, corridors, parks, streets, blocks and homes.

## PRINCIPLES COMMUNITY

1. Development should be encouraged in existing city, village and township centers.
2. Historic city, village and township centers should be preserved.
3. New development or redevelopment in existing communities should respect local historical patterns, precedents and boundaries.
4. Viability in established or developing downtowns and community or village centers is strengthened by street-level retail, on-street parking, downtown residential, the maintenance of an appropriate street pattern, street-level activity, the retention of historically significant buildings, and the provision of parking structures.
5. Civic buildings and public gathering places are important and require prominent accessible sites.
6. The scale and configuration of streets and open spaces (parks, greens, squares should be attractive and comfortable to pedestrians.
7. The design of streets and buildings should result in safety and security, as well as be accessible and open to the public.
8. Architecture, building placement and landscaping should result in the physical definition of streets and other public spaces.
9. Neighborhoods should include a variety of public spaces (tot-lots, village greens, ballfields, community gardens, etc.) that are strategically distributed and physically well defined.
10. New investment along highway corridors should complement investment in existing community business centers.
11. New development should be seamlessly woven into the physical fabric of its surroundings, regardless of differences in size or architectural style.

12. Design is important and should contribute to the community's safety, security and attractiveness.
13. Complete communities have defining edges with an identifiable center. A center should consist of a full and balanced mix of residential, commercial, office, recreational, cultural and civic uses.
14. Complete communities should contain housing alternatives available to people of all incomes.
15. Complete communities should provide convenient access to public transportation as well as non-motorized options.
16. Community planning should recognize that regions are composed of urban areas, suburban areas, farmlands, water features and natural open spaces, all contributing to their diverse character.
17. Community planning should involve balances between physical, environmental, economic, social, and cultural conditions within the region.
18. Strategies encouraging development and redevelopment of communities should include previously developed sites (brownfields), infill development and reuse of existing facilities rather than continuing outward expansion.
19. Community planning should create an efficient and cost effective system of public services, transportation, recreation, cultural institutions and housing to achieve a viable, sustainable region.
20. Intergovernmental cooperation is necessary for achieving a viable, sustainable region.

#### **ENVIRONMENT**

1. Community planning should recognize that natural resources are system-dependent, not limited to jurisdictional boundaries.
2. Lands with unique or sensitive resources should be preserved in their natural state.
3. The health and quality of the natural resource base are directly related to public health, welfare and economic growth.
4. Natural resource areas, farmlands and open space characterize the rural landscape. They are important and useful in shaping development and maintaining and establishing a rural community character.
5. To preserve rural community character, site design should encourage clustering of development and preservation of open space.
6. To preserve rural community character, site design should include desirable views and vistas across water features and farmlands.
7. Natural resources are limited in their ability to accommodate development without incurring damage. Development within our natural environments should occur in a balanced and sustainable manner.
8. Sensitive and fragile lands should be protected from degradation.
9. Wildlife habitat corridors should be interwoven with development to achieve environmental balance and maintain biodiversity.

#### **INFRASTRUCTURE**

1. Development should be directed to areas serviced by adequate roads, water, sewers, and utilities.
2. Expansion and upgrading of public roads, water and sewer services should be planned to strategically direct growth.
3. Public transportation should connect homes to jobs, community center and cultural, recreational, educational and institutional facilities.
4. A comprehensive transportation plan should support a unified, long-term vision of how the land is to be used.
5. New and expanded public transportation systems should be located to attract urban reinvestment.
6. Non-motorized transportation should be accommodated in new road corridors and strategically retrofitted into existing transit corridors and greenway linkages.
7. The number and frequency of automobile access driveways along road corridors should be minimized.

#### **PLANS and IMPLEMENTATION**

1. A broad-based citizenry should be involved during the development of local comprehensive master plans, including representation from neighboring and impacted jurisdictions. Local plans should consider and address the impacts of neighboring communities land uses, planned uses, goals and objectives.
2. Local planning decisions which affect neighboring communities should consider multi-jurisdictional impacts.
3. Local comprehensive master plans should be reviewed periodically and updated as necessary to remain viable documents.
4. Local zoning ordinances should be reviewed periodically and updated as necessary to ensure they are consistent with the comprehensive master plan.
5. Local zoning ordinances should be consistent with the comprehensive master plan.
6. Local zoning decisions should be consistent with current local comprehensive master plans.
7. Local comprehensive master plans should be accompanied by an action strategy that specifies individual tasks, timing, and responsibilities for implementation.
8. Comprehensive master plans and zoning ordinances should include interpretive graphics conveying standards and design guidelines.
9. All communities should prepare realistic Capital Improvement Programs as a means of making municipal improvements consistent with their comprehensive master plan.
10. Communities should have an administrative structure that provides clear direction throughout the development process. This structure, including information on the status of projects, should be equally accessible to citizens, developers and local officials.





Charter Township of Oscoda  
110 South State Street  
Oscoda, Michigan 48750  
Office of Supervisor: (989)739-3211  
Office of Clerk: (989)739-4971  
Office of Treasurer: (989)739-7471  
Office of Superintendent: (989)739-8299  
Fax: (989)739-0034

**Resolution Number 2022-22**  
**Charter Township of Oscoda**  
**A Resolution to Adopt Community Planning Principles**

**Whereas**, the Michigan Association of Planning (MAP) exists so that Michigan will consist of healthy, safe, attractive, and successful communities built first and foremost on quality community planning; and

**Whereas**, the Michigan Association of Planning Board of Directors has endorsed the attached Community Planning Principles; and

**Whereas**, the Community Planning Principles are intended to be used as a guide to define what constitutes "Quality Community Planning"; and

**Whereas**, the Planning Commission of the Charter Township of Oscoda strives to promote quality community planning.

**Now, therefore be it resolved** that the Township Board of the Charter Township of Oscoda hereby adopts the attached Michigan Association of Planning Community Planning Principles.

MOVED BY: \_ Mr. Spencer SUPPORTED BY: Mr. Cummings

YEAS: Mr. Spencer, Ms. McGuire, Mr. Sutton, Mr. Palmer, Mr. Cummings, Mr. Wusterbarth, Ms. Richards

NAYS: None

ABSENT None

Adopted this 25th day of July 2022.

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Charter Township of Oscoda at a meeting held July 25<sup>th</sup>, 2022, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

Dated: July 25, 2022

  
Joshua Sutton, Clerk

**Oscoda Charter Township**

110 S. State Street Oscoda, MI 48750

989-739-3211 Ext. 250

zoning@oscodatownshipmi.gov

**Case#** \_\_\_\_\_

**APPLICATION FOR: (circle one)  
SPECIAL LAND USE PERMIT  
SITE PLAN REVIEW  
ADMINISTRATIVE REVIEW**

**Property owner Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Applicant Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Property Information:**

Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Parcel#: \_\_\_\_\_

Phone: \_\_\_\_\_

Parcel Size: \_\_\_\_\_

**Engineer - Architect- Surveyor -  
other consultant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

***Site Plan/Operational Information Submitted (2 complete copies; max. scale 1"=50', 1"=100' over 3 acres)***

**Project Title and Brief Description:**

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**Project Completion Schedule/Phasing:**

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**Please Note:** The applicant or their official representative should be present at the Planning Commission's Public Hearing/Meeting to present the application and answer any questions Commission Members may have.

**Applicant's Signature:** I am the owner of the property included in this application or am officially acting on the owner's behalf. I hereby attest that the information on this application form, the site plan and other attachment(s) is, to the best of my knowledge, true and accurate. I hereby grant permission to the Township Staff and/or any appropriate Township Official to access this property to review the accuracy of the information submitted.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

**Oscoda Township**  
Site Plan - Special Land Use Application  
OFFICIAL USE ONLY

Application Submitted: \_\_\_\_\_ Complete Application Accepted: \_\_\_\_\_ By: \_\_\_\_\_

Zoning information reviewed and verified as: (circle one)    Complying    Non-Complying    with basic standards of the    District.

Non-Compliance(s): \_\_\_\_\_

**Approval Required: (circle one) Zoning Director (see Sect. 10.1 B & C) or Planning Commission**

**Water - Sewer Dept. review and approval is also required:**

**Water-Sewer Dept. Approval:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Fire Department Approval:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Administrative Review:** In accordance with (circle one) Section 10.1(8) or 10.1(C) of the Zoning Ordinance, I find this application meets/does not meet applicable requirements.  
Therefore I hereby (circle one) **APPROVE** **DENY** this application.

\_\_\_\_\_  
Planning & Zoning Director Signature

\_\_\_\_\_  
Date

**Planning Commission Review:**

**Public Notice Mailing Date:** \_\_\_\_\_

**Publication Date:** \_\_\_\_\_

**Public Hearing/Meeting Date:** \_\_\_\_\_

**Materials to Commission:** \_\_\_\_\_

**Planning Commission Action:**    (circle one)    Approved    Denied    Approved with Conditions

**Conditions of Approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If the Special Land Use/Site Plan is approved with conditions:**

**I understand that I will forward documentation to the Planning Commission within 6 months attesting to the progress relative to compliance with conditions 1 through** \_\_\_\_\_

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date



As part of a Land Use Permit application, an accurate site plan must be submitted, including:

- a. Property dimensions, including total width and depth, and a "North" arrow.
- b. All structures currently located on the property with their size(s) indicated.
- c. The exact distance(s) between all structures on the property.
- d. All roads or easements adjoining, abutting or traversing the property.
- e. An accurate depiction of the driveway access to the property and parking areas.
- f. The proposed placement of any new structure, addition or other improvement on the property, showing the dimensions of the improvements and the distances between them and other structures and the lot lines.

**Note:** It is preferred that the site plan information be included on, or with, a copy of a **property survey**. However, if a survey is not available, the applicant may use the grid area below, or a similar format, to provide the required drawing information.

A full-page sheet of white graph paper featuring a uniform grid of thin black horizontal and vertical lines. The grid consists of 20 columns and 20 rows, creating a total of 400 small squares. There are no margins, text, or other markings on the page.

## APPLICANT CERTIFICATION

"I certify the above or attached drawing accurately reflects the subject property as surveyed including property lines and the height, size, and setback locations of existing and proposed structures and improvements."

Signature (Applicant)

(Date)