

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 8, 2018**

The Oceola Township Planning Commission held a Regular Meeting on Thursday, February 8, 2018 with members: Vice-Chair Stacy Tatarcuk, Secretary Vikki Klask, Steven Benear, Neal Glazebrook, Kieth Huff, and Paul Kopjoe in attendance. Chair Timothy Weir was absent. Attorney Neal Nielsen, McKenna Planning Consultant, Chris Khorey, and Sheree Pierce, Planning/Zoning Administrator were also in attendance. Vice-Chair Tatarcuk opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Motion by Commissioner Benear to approve the meeting minutes of December 14, 2017 as submitted.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

PUBLIC HEARING

Private Road extension of Elevation Lane. PC 18-113, William J. and Judith L. Bamber, Tax ID #'s 4707-07-400-024, 4707-07-400-048, 4707-07-400-049, AR Agricultural Residential District, to extend the length of the existing private road, Elevation Lane, for the development of additional real property parcels for single family residential.

James Barnwell, Desine Inc., presented the proposal. Applicants William and Judith Bamber were also in attendance. Mr. Barnwell explained the original road was developed in the early 2000's. It was designed and constructed with a T-turnaround stub at the end with the intention of future continuation of the road. Currently there are nine parcels that exist on Elevation Lane and it is approximately 1,000 in length. The proposal is to extend the gravel road to 2,400 ft. and provide for a total of 20 parcels. The proposed road will be built to County specs and will have a cul-de-sac at the end of the road extension.

Vice-Chair Tatarcuk opened the hearing for public comment.

Mike Boufford, 4191 Elevation Lane, inquired about the topography and design of the proposed road extension. He did not support the extension of the road creating additional vehicles on the private road. Betty Boufford, 4191 Elevation Lane, was not in support and does not want increased traffic and development.

Christine Bailey, 2885 Curdy Road, was not supportive and noted the vehicular sight distance difficulty at the corner of Curdy and Eager Road with eastbound traffic.

James Ebert, 4170 Elevation Lane, was not in support of the proposal because he felt there would be too many houses constructed.

Hearing none other, Vice-Chair Tatarcuk closed the public hearing.

REVIEW AND DETERMINATION OF SITE PLAN REVIEW, PC 18-113

Private Road Extension of Elevation Lane, William J. and Judith L. Bamber, legally known as Tax ID #'s 4707-07-400-024, 4707-07-400-048, 4707-07-400-049, AR Agricultural Residential District.

James Barnwell, Desine Inc., presented the site plan as relayed in the public hearing presentation.

Planning Consultant, Chris Khorey, explained that this application is an objective approval and not a discretionary approval. This means if the applicant meets all the required standards, then it must be approved. He reviewed the design standards and explained the layout and design of the proposed lots and flag-lots. It was noted that the Township Board eliminated the 1,000 ft. maximum length for private roads as written in the Engineering Standards. Also noted was the appendage Lot 3 has into Lot 4 due to land perks. C. Khorey recommended that the Planning Commission recommend approval of the private road extension to the Township Board. He also relayed that the Engineering Review conducted by Tetra Tech states all the requirements have been met.

Discussion held amongst the Commissioners.

Motion by Commissioner Huff to recommend approval of the site plan to the Ocoola Township Board for PC 18-113, Private Road Extension of Elevation Lane, William J. and Judith L. Bamber, legally known as Tax ID #'s 4707-07-400-024, 4707-07-400-048, 4707-07-400-049, AR Agricultural Residential District.

Motion seconded by Commissioner Klask.

Roll Call Vote 6-0-1

(Klask-Y, Huff-Y, Glazebrook-Y, Benear-Y, Kopjoe-Y, Tatarcuk-Y) Weir absent.

Motion carried.

ANNUAL ELECTION OF OFFICERS

Motion by Commissioner Klask to elect Commissioner Timothy Weir for the Office of Chair.

Motion seconded by Commissioner Benear.

Roll Call Vote 6-0-1

(Huff-Y, Glazebrook-Y, Benear-Y, Kopjoe-Y, Klask-Y, Tatarcuk-Y) Weir absent.

Motion carried.

Motion by Commissioner Klask to elect Commissioner Stacy Tatarcuk for the Office of Vice-Chair.

Motion seconded by Commissioner Kopjoe.

Roll Call Vote 6-0-1

(Glazebrook-Y, Benear-Y, Kopjoe-Y, Klask-Y, Huff-Y, Tatarcuk-Y) Weir absent.

Motion carried.

Motion by Commissioner Huff to elect Commissioner Vikki Klask for the Office of Secretary.

Motion seconded by Commissioner Tatarcuk.

Roll Call Vote 6-0-1

(Benear-Y, Kopjoe-Y, Klask-Y, Huff-Y, Glazebrook-Y, Tatarcuk-Y) Weir absent.

Motion carried.

PLANNER REPORT

2017 Annual Planning Report

Chris Khorey, McKenna & Associates, prepared the 2017 Annual Report of the Planning Commission and presented it to the Commission.

Motion by Commissioner Huff to recommend approval of the 2017 Annual Report of the Planning Commission and to send it to the Township Board of Trustees.

Motion seconded by Commissioner Klask.

Voice vote. Motion carried unanimously.

Master Plan/Zoning Ordinance update/amendment discussion

C. Khorey prepared and reviewed a memo regarding Master Plan updates. He highlighted “big picture” issues pertaining to:

- Growth and Rural Preservation
- Infrastructure
- Village Center
- Industrial Park
- Data Update and State Requirements (Zoning Plan, Complete Streets)

C. Khorey also prepared and reviewed a memo regarding Zoning Ordinance updates. He noted the following relevant items:

- Industrial Park/M-1 District
- Village Center
- Site Design
- Neighborhood Design
- Zoning Map
- Relationship to a Master Plan Update
- Document Modernization

Discussion ensued and the Commission concurred to task C. Khorey to research traffic counts on Latson Road; check with MDOT for information regarding the M-59 road plan; provide samples of the modernization of zoning ordinances to present to the Planning Commission and Township Board.

2018 Annual CIP (Capital Improvement Plan)

C. Khorey relayed that the draft CIP is not ready yet as he is currently having discussions with the Township Supervisor regarding this matter. He should have a draft for the next meeting.

ADJOURNMENT

Motion by Commissioner Klask to adjourn the meeting at 8:00 p.m.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

Sheree J. Pierce
Planning/Zoning Administrator