

OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of April 12, 2018

The Oceola Township Planning Commission held a Regular Meeting on Thursday, April 12, 2018 with members: Chair Timothy Weir, Vice-Chair Stacy Tatarcuk, Secretary Vikki Klask, Steven Benear, Neal Glazebrook, Kieth Huff, and Paul Kopjoe. Attorney Neal Nielsen, McKenna Planning Consultant, Chris Khorey, and Sheree Pierce, Planning/Zoning Administrator were also in attendance. Chair Weir opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Motion by Commissioner Klask to approve the meeting minutes of February 8, 2018 as submitted.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

REVIEW AND DETERMINATION OF SITE PLAN REVIEW

Enclave of Forest Ridge, Diverse Real Estate, LLC, Forest Ridge Pool, Pool House, Playground, and Parking Lot expansion located within Phase 1A on the west side of Cannonade Loop at the intersection of Silver Charm Lane, RPUD, R2 and R3 Zone District.

John Ackerman, Atwell, presented the site plan and gave a brief history of the project. This recreational part of the project has been slightly modified since originally proposed about 15 years ago. The pool house appearance will be in harmony with the overall development.

Planning Consultant, Chris Khorey, explained his review of the site plan highlighting several items. He noted that 8 of the parking spaces are on street which is not prohibited. There is sidewalk adjacent to the pool which will increase as homes are built. An ornamental 4 ft. fence will be installed around the pool. The photometric plan indicates adequate lighting. He also relayed that the items in the Engineering Review conducted by Tetra Tech have been met.

Discussion ensued regarding a gap in the sidewalk at the ravine along Silver Charm Lane in-route to the pool. The Commission concurred to have Tetra Tech review and oversee a plan to connect the sidewalk across the ravine before Township Board approval. Discussion was held pertaining to providing showers inside the pool house or outdoor shower heads. The Board inquired how residents would be provided access to the facility while maintaining building security. It was suggested that the developer install motion sensor lighting on the rear exterior of the pool house for safety. Additionally, the site plan was vague regarding the height of the fencing.

Motion by Commissioner Weir to recommend approval of the site plan to the Oceola Township Board for the Enclave of Forest Ridge, Diverse Real Estate, LLC, Forest Ridge Pool, Pool House, Playground, and Parking Lot expansion located within Phase 1A on the west side of Cannonade Loop at the intersection of Silver Charm Lane, RPUD, R2 and R3 Zone District with the following conditions and revisions to the site plan:

- The sidewalk on Silver Charm Lane to connect across the ravine property before a COA is issued and for Tetra Tech Engineering to review and approve said plan before the final site plan approval of Oceola Township Board;
- Clearly indicate a minimum 4ft. fence height;
- Add motion sensor lighting on the rear exterior of the building;
- Identify the process and method for resident access and building security; and
- Identify and provide for either indoor showers or outdoor shower heads.

Motion seconded by Commissioner Huff.

Roll Call Vote 7-0-0

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

Motion carried.

PLANNER REPORT

2018 Annual Proposed CIP (Capital Improvement Plan)

Chris Khorey, McKenna & Associates, prepared a draft proposed CIP for over the next 6 years and presented it to the Commission. In preparing the draft, he worked with Supervisor Bamber to identify projects and costs. It was discussed that a crosswalk at Latson and M-59 was removed because it would require a complete overhaul of the intersection and road. C. Khorey felt that a discussion of the future of the Village Center would be warranted.

Motion by Commissioner Weir to recommend approval of the proposed 2018 Annual Capital Improvement Plan (CIP) to the Township Board of Trustees.

Motion seconded by Commissioner Klask.

Roll Call Vote 7-0-0

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

Motion carried.

Zoning Ordinance update/Master Plan/amendment discussion

C. Khorey reviewed a memo he prepared regarding traffic counts on Latson Road. Discussion ensued regarding extreme congestion at peak hours at the intersection of Latson and M-59. Attorney Nielsen noted this was not in the Commission's purview as M-59 is a State highway road and Latson is a Livingston County road. C. Khorey suggested that there may be other ways to reduce vehicle traffic with new developments through design connectivity and various amenities.

C. Khorey provided samples of different types of updated zoning ordinance formats. He explained there were a variety of ways to incorporate various aspects of the formats. It was suggested the Commissioners take time to review the samples and for staff to provide copies of said samples to the Township Board for their review and input.

ADJOURNMENT

Motion by Commissioner Klask to adjourn the meeting at 7:59 p.m.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

Sheree J. Pierce
Planning/Zoning Administrator