

**OCEOLA TOWNSHIP PLANNING COMMISSION**  
**Meeting Minutes of May 10, 2018**

The Oceola Township Planning Commission held a Regular Meeting on Thursday, May 10, 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 April 12, 2018 as submitted.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

There were no comments.

**PUBLIC HEARING**

PC 18-114 Special Use Application, Mike Horan, Redi Wall, LLC, property located at 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District. Request to operate Redi Walls, LLC, open storage of building materials consisting of Redi Wall precast concrete retaining wall block units and related supplies and materials.

Wayne Perry, Desine Inc., presented the proposal for Redi Wall, LLC. Applicant/Owner Mike Horan was also in attendance. The subject site is where former business Red's Frame Shop was located. The applicant proposes to relocate his business, Redi Wall, LLC from its current location at Livingston Concrete in Brighton MI. The business components for engineering design, distribution process, and related products will be located at this location. The main business is wholesale to contractors and commercial businesses. There will be no manufacturing operations on site as this is done at a different location. Currently there is a fenced-in area in the rear yard and is proposed to be used for storage of block products. In response to the Planning Consultant's review, some modifications to the site plan are proposed: 1) install wood slats in fencing; 2) utilize neighboring access drive to the west as an ingress drive and the subject site drive as egress in order to provide a better means for traffic circulation and loading area.

Chair Weir opened the hearing for public comment.

Lance Schuhmacher, Oceola Township Trustee, inquired if the zoning was compatible for this type of use. Chris Khorey, Planning Consultant, stated the use is compatible in the M-1 Industrial District and a special use permit is needed for the outdoor storage.

Hearing none other, the Chair closed the public hearing.

Motion by Commissioner Huff to approve Special Use Permit application PC #18-114, Mike Horan, Redi Wall, LLC, 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District for a time period of two (2) years.

Motion seconded by Commissioner Benear.

*Roll Call Vote 7-0-0*

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

*Motion carried.*

## **REVIEW AND DETERMINATION OF SPECIAL USE PERMIT AND SITE PLAN REVIEW**

Application PC #18-114, Mike Horan, Redi Wall, LLC, 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District.

Chris Khorey, McKenna Planning Consultant reviewed his written report.

Board discussion regarding parking spaces, drive easement agreement between Mike Horan and Rick Peters, site circulation, day to day operations, outdoor storage, lighting. There will be a showroom inside the building and possible exterior landscaping that showcases the various products. Small quantities of product will ship out of this location with larger jobs shipped direct to the job site.

Attorney Nielsen stated the parking space requirement can be approved by the Planning Commission through the Special Use Permit. There are no proposed changes to the lighting on the exterior of the building and the Commission agreed there is no need for a photometric plan. The Planning Commission noted that the billboard sign on site that previously approved by the Township Board and is currently non-conforming (grandfathered), has no impact on this application.

Motion by Commissioner Klask to postpone the site plan for PC #18-114, Special Use for Mike Horan, Redi Wall, LLC, 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District until the June 14, 2018 Planning Commission meeting with the following conditions and revisions:

- Identify outdoor storage area;
- Wood slats on fencing;
- Identify existing lighting on building;
- Identify possible outdoor landscaped display areas;
- Identify loading area; and
- Indicate traffic circulation

Motion seconded by Commissioner Glazebrook.

*Roll Call Vote 7-0-0*

*(Tataarcuk-Y, Huff-Y, Glazebrook-Y, Benear-Y, Kopjoe-Y, Klask-Y, Weir-Y)*

*Motion carried.*

## **PLANNER REPORT**

*2018 Annual Proposed CIP (Capital Improvement Plan)*

Chris Khorey, McKenna & Associates, informed the Commission that on May 3, 2018 the Township Board adopted the proposed CIP 2017-2023 with the addition of 2 items – Township Hall Park Splash Pad and Road Improvements for Earl Lake Heights.

C. Khorey stated per the Township Board, he will provide a cost estimate to prepare a zoning ordinance Land Use Table and ordinance modernization format.

## **ADJOURNMENT**

Motion by Commissioner Klask to adjourn the meeting at 8:15 p.m.

Motion seconded by Commissioner Tataarcuk.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator