

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 14, 2018**

The Oceola Township Planning Commission held a Regular Meeting on Thursday, June 14, 2018 with members: Chair Timothy Weir, Vice-Chair Stacy Tatarcuk, Steven Benear, Neal Glazebrook, Kieth Huff, and Paul Kopjoe. Secretary Vikki Klask was absent. 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 Huff to approve the meeting minutes of May 10, 2018 as submitted.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

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.

(Postponed from May 10, 2018 meeting for revision)

Wayne Perry, Desine Inc., presented the revised site plan for Redi Wall, LLC. Applicant/Owner Mike Horan was also in attendance. Mr. Perry addressed all the items the Planning Commission noted at the May 10, 2018 meeting.

Discussion regarding the truck traffic circulation design. The design shows trucks using the onsite drive access and utilizing part of the rear storage area for truck turnaround. The applicant will not need to store a lot of large product in this area so there will be room. The Commission expressed concern regarding the limited amount of space although the plan has been engineered and calculated to account for the truck turnaround pattern.

Discussion was also held in regards to waiving the pavement behind the gate for the loading area as it is part of the truck turnaround and would not hold up.

Chris Khorey, McKenna Planning Consultant reviewed his written report.

Motion by Commissioner Kopjoe to recommend approval to the Township Board for PC #18-114, Site Plan for Mike Horan, Redi Wall, LLC, 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District with the deletion of the asphalt paving for the loading area.

Motion seconded by Commissioner Benear.

Roll Call Vote 6-0-1

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

Motion carried.

PLANNER REPORT

Chris Khorey, McKenna & Associates, informed the Commission he had received an electronic copy of the Township zoning ordinance and will provide a cost estimate to prepare a zoning ordinance Land Use Table and ordinance modernization format.

ADJOURNMENT

Motion by Commissioner Tatarcuk to adjourn the meeting at 7:20 p.m.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator