

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of September 13, 2018**

The Oceola Township Planning Commission held a Regular Meeting on Thursday, September 13, 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, Brian Keesey, 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 June 14, 2018 as submitted.

Motion seconded by Commissioner Glazebrook.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

James and Sandy Gonzalez, 3110 Golf Club, Howell, MI stated they own and reside adjacent to a vacant parcel of property on Golf Club that Oceola Township owns and has for sale. They dispute the location of the drainage easement per the survey.

**PUBLIC HEARING**

PC 18-116, Special Use Permit Renewal, The Road Community Church, 4101 Clyde Road, Howell MI 48855, Parcel ID# 4707-04-300-018, Zoning District AR, Agricultural Residential.

There were no comments. Chairman Weir closed the public hearing.

**SPECIAL USE PERMIT RENEWAL AND SITE PLAN REVIEW**

PC 18-116, Special Use Permit Renewal, The Road Community Church, 4101 Clyde Road, Howell MI 48855, Parcel ID# 4707-04-300-018, Zoning District AR, Agricultural Residential.

Pastor Chris Vitarelli and Pastor Gordon Fry presented the application. They relayed that all items requested have been obtained and the site plan is in compliance with the requirements. The plan has been delayed due to the need to obtain a wetlands protection permit from the DEQ which was recently issued on August 13, 2018. A small triangle easement has been obtained from the adjacent neighbor to the east where the driveway abuts the neighbors' northwest corner of property. The church does currently hold meetings on their property but is not advertising or trying to increase the congregation at this time until the proper approvals are received.

Board discussion regarding the easement document and the need for an accompanying diagram, checking the legal descriptions and format, and having the documents recorded at the Livingston County Register of Deeds; Fire Authority report; and Photometric plan.

Motion by Commissioner Huff to postpone PC 18-116, Special Use Permit Renewal, The Road Community Church, 4101 Clyde Road, Howell MI 48855, Parcel ID# 4707-04-300-018, Zoning District AR, Agricultural Residential until the October 11, 2018 Planning Commission meeting in order to obtain Fire Dept. authority and to record the proper easement document(s).

Motion seconded by Commissioner Tatarcuk.

*Roll Call Vote 7-0-0*

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

*Motion carried.*

## **SITE PLAN REVIEW AMENDMENT**

Application PC #18-115, Mike Horan, HOTA LLC, Redi Wall, LLC, 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District.

Wayne Perry, Desine Inc., presented the amended site plan for Redi Wall, LLC.

Applicant/Owner Mike Horan was also in attendance. Mr. Perry relayed the owner desires to enlarge the fenced area in the rear for the purpose of storage and display/sales area. As this will increase the visible fencing from M-59, they are proposing the north side of the enclosure to be made of redi-rock material, 6 ft. in height. The ground surfaces will not change. The size of the truck turnaround area will be increased although the turnaround pattern will not change.

Brian Keeseey, McKenna Planning Consultant, reviewed the written report noting the potential for a truck in the loading area to block the gate.

Discussion was held in regards to the loading area and the consensus was that the minimal loading time should not interfere with the trucks.

Motion by Commissioner Klask to recommend approval to the Township Board for PC #18-115, Site Plan for Mike Horan, HOTA, LLC, Redi Wall, LLC, 5700 E. Highland Road, legally known as Tax ID #4707-27-200-014, M-1 Industrial District.

Motion seconded by Commissioner Benear.

*Roll Call Vote 7-0-0*

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

*Motion carried.*

## **ZONING ORDINANCE REFORMAT**

A sample of the proposed Table of Permitted Uses was distributed to the Commission as prepared by McKenna consultants. There was consensus to review the documents and hold discussion at the next meeting when Chris Khorey (McKenna) will be in attendance.

## **ANNUAL ELECTION OF OFFICERS**

Motion by Commissioner Klask to nominate Commissioner Tim Weir for the office of Chair of the Oceola Township Planning Commission.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

Motion by Commissioner Weir to nominate Commissioner Stacy Tatarcuk for the office of Vice-Chair of the Oceola Township Planning Commission.

Motion seconded by Commissioner Klask.

*Voice vote. Motion carried unanimously.*

Motion by Commissioner Tatarcuk to nominate Commissioner Vikki Klask for the office of Secretary of the Oceola Township Planning Commission.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

Motion by Commissioner Klask to approve the annual slate of officers: Tim Weir, Chair; Stacy Tatarcuk, Vice-Chair; Vikki Klask, Secretary; for the Oceola Township Planning Commission.

Motion seconded by Commissioner Glazebrook.

*Voice vote. Motion carried unanimously.*

## **PLANNER REPORT**

Brian Keeseey, McKenna & Associates, relayed there was nothing specific to report on.

## **DISCUSSION**

Chairman Weir introduced an email from James Barnwell, Desine Inc. to Adam McKee, Michigan Food Equipment, dated 9-5-18 outlining the status of the MDEQ testing and flow monitoring to set limits on the discharge to the septic field for Great Lakes Custom Meats and More. At this time the MDEQ has not set final discharge limits and this is needed to design a system to treat the wastewater. Adam McKee desires to submit the SUP renewal application for Great Lakes Custom Meats and More for the November 8, 2018 Planning Commission meeting in the hopes the MDEQ will have set the final discharge limits by then.

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Chairman Weir inquired if the Commissioners wanted to hold a Planning Commission meeting or cancel the meeting if there were no agenda items. The consensus was to cancel meetings with no agenda items as the Michigan Zoning Enabling Act requirement is to hold 4 meetings annually and typically the Commission holds more than 4 meetings per year.

## **ADJOURNMENT**

Motion by Commissioner Klask to adjourn the meeting at 7:50 p.m.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator