

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of April 11, 2023**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, April 11, 2023 with members: Chair Neal Glazebrook, Secretary Steven Benear, Kieth Huff, Timothy Weir, Paul Kopjoe, and David Rivett. Absent: Vice-Chair Stacy Tatarcuk. McKenna Planning Consultant, Christopher Khorey, Sheree Pierce, Planning/Zoning Administrator and Attorney Chris Stritmatter were also in attendance. Chair Neal Glazebrook called the meeting to order at 7:00 p.m.

APPROVAL OF MEETING AGENDA

Motion by Commissioner Kopjoe to approve the meeting agenda of April 11, 2023.

Motion seconded by Commissioner weir.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Kopjoe to approve the meeting minutes of February 14, 2023 as presented.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

PC 23-155 Abel Care LLC, Christina Pavel, Special use Permit Renewal, for property located at 51 Endicott Dr., legally known as Tax ID #4707-31-303-004, in the R2, Residential Zone District for an Adult Foster Care home for up to 8 residents.

Christina Pavel stated she purchased the property and AFC 2 years ago and has had 7 residents. Last summer during a storm a large tree fell and damaged the house. They had to relocate the residents until the repairs were complete. Currently they are back up and running.

There were no public comments; hearing none other, the Chair closed this portion of the public hearing.

OLD AND NEW BUSINESS

PC 23-155 Abel Care LLC, Christina Pavel, Special Use Permit Renewal, for property located at 51 Endicott Dr., legally known as Tax ID #4707-31-303-004, in the R2, Residential Zone District for an Adult Foster Care home for up to 8 residents.

Planning Consultant, Christopher Khorey noted there is no indication of complaints or operational concerns. He has no concerns about an approval to renew the SUP and supports a 5-year renewal. The shed in the rear yard violates the zoning setbacks and encroaches in the drainage easement so it could be moved. Ms. Pavel stated it is an older shed and if anything, they may take it down and construct a new one. Their new AFC license issued from the State is provisional until November 2023 because of the house damage. They will then be issued another 2-year license.

The commissioners held discussion and felt that they have never made the shed placement a condition with the previous owner and don't feel they need to now. If Ms. Pavel ever wants to put up a new shed, then it will need to comply.

Motion by Commissioner Weir to approve the SUP Renewal for PC 23-155 Abel Care LLC, Christina Pavel, for property located at 51 Endicott Dr., legally known as Tax ID #4707-31-303-004 for an Adult Foster Care with the following conditions: 1) Not to exceed eight (8) care residents, 2) Six (6) to eight (8) employees, (3) State of Michigan License for Adult Foster Care on file with Oceola Township, and; (4) Special Use Permit #PC 21-155 approved for five (5) years, expiring April 11, 2028.

Motion seconded by Commissioner Huff

Roll Call vote 6-1-0

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

Motion carried.

PC 23-155 Abel Care LLC, Christina Pavel, Site Plan Review, for property located at 51 Endicott Dr., legally known as Tax ID #4707-31-303-004, in the R2, Residential Zone District for an Adult Foster Care home for up to 8 residents.

Motion by Commissioner Huff to recommend approval to the Township Board for PC 23-155 Christina Pavel, Site Plan Review, for property located at 51 Endicott Dr., legally known as Tax ID #4707-31-303-004, in the R2, Residential Zone District for an Adult Foster Care home for up to 8 residents.

Motion seconded by Commissioner Benear.

Voice vote. Motion carried unanimously.

PLANNER REPORT

Planning Consultant, Christopher Khorey relayed the zoning ordinance has been updated and adopted. New zoning maps have been provided. The Boji project, Avenue Apartments, met with the PUD committee today and was approved with conditions and some small changes as well as to seek MDOT and Road Commission recommendations regarding access drives. They will not come to the Planning Commission as yet until the updates are complete.

ATTORNEY REPORT

Attorney Stritmatter reported that the deadline for Daniel Waterman, 5079 Mack, for blight to be cleaned up is in the 1st week of May. An RFP has been prepared for this blight removal and the cost will be put on their property taxes. Additionally, a citation was issued to Ted Parrish, 2021 Hughes for blight.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for February and March 2023. The next regularly scheduled Planning Commission meeting is May 9, 2023 at 7:00 p.m. at the Oceola Township Hall. The agenda will include a public hearing for the RPUD Broadmoor phase in Forest Ridge and a rezoning for property at 5400 E. Highland. The Highland Knolls apartments are interested in amending their site plan to include possibly 6 carports over some of the designated parking spaces. The employee appreciation dinner will be held on May 4, 2023 at 6:00 p.m. at Chemung Hills Golf Course and the Township Trash Clean-up Day is scheduled for May 6, 2023.

COMMISSION MEMBERS ITEMS

Commissioner Huff announced that Supervisor Bamber has announce he will retire in May/June 2023.

ADJOURNMENT

Motion by Commissioner Huff to adjourn the meeting at 7:48 p.m.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator