

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 16, 2022**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, August 16, 2022 with members: Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Paul Kopjoe, and David Rivett. Absent: Chair Neal Glazebrook, Kieth Huff, and Timothy Weir. McKenna Planning Consultant, Christopher Khorey; Sheree Pierce, Planning/Zoning Administrator and Attorney Chris Stritmatter were also in attendance. Vice-Chair Stacy Tatarcuk called the meeting to order at 7:00 p.m.

APPROVAL OF MEETING AGENDA

Motion by Commissioner Benear to approve the meeting agenda of August 16, 2022 as presented.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Kopjoe to approve the special meeting minutes of July 26, 2022 as presented.

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

Pursuant to Public Act 110 of 2006, as amended, a public hearing to hear and consider an updated Zoning Ordinance.

There were no public comments.

Pursuant to Public Act 33 of 2008, as amended, a public hearing to hear and consider an updated Master Plan.

Mark Penrose, property owner of 5400 E. Highland, relayed that he had split 8.7 acres from a 45 acre parcel with frontage on E. Highland that has an old stone house and a large barn on it. He sold the back acreage and it is used for farming. They no longer live in the stone house and have it listed for sale as residential and mixed use. No one has looked at it for residential purposes. Years ago it was used as commercial business and is adjacent to industrial zoned property. Mr. Penrose would like to see this 8.7 acre parcel designated commercial or industrial on the future land use map in the new township master plan. Realtor, Dan Callan noted that he had been marketing the property for 6 months and has had no inquiries for residential use. He stated he hasn't seen a community change a property's future land use back to a lesser intense zoning district.

Joe Riccardi, San Marino Properties, 5550 Mitchell Way, commented on the potential roundabout at M-59 and Latson intersection and felt that the township would want more money in taxes for industrial zoned property. He also stated that 4687 E. Highland is zoned commercial and was missed in the future land use map to be designated as commercial.

Jerrad Beauchamp, 601 Maxfield Rd, Brighton, wanted to know if the map was labeled as 2022 Future Land Use map.

Chris Khorey, Oceola Township Planning Consultant, explained the reasoning for the lower density designation on the future land use map along M-59 east of Latson Road on various properties. Due to the traffic impact on M-59 and the heaviest rated intersection at M-59 & Latson we are shifting development away from heavier density east of Latson. Currently there are 3 new residential developments in the pipeline that take access from M-59 which was also taken into consideration. Should the State make upgrades to M-59, then the Township can revisit the Master Plan. Mr. Khorey had no objection to making the change as requested to the Penrose 8.7 acre parcel fronting M-59 which is contiguous to industrial property.

Hearing none other, the Chair closed the public hearing.

OLD AND NEW BUSINESS

Updated Zoning Ordinance approval to submit for review and recommendation to Livingston County Planning Commission.

Chris Khorey, Oceola Township Planning Consultant, relayed there are a few changes requested by the Supervisor to be made such as removing some commercial uses that are not recreation in nature from the Commercial Recreation district. Since the Township recently approved a municipal civil infraction ordinance, this will need to be added to the enforcement section of the zoning ordinance. Once the changes are made, the zoning ordinance will be sent to Livingston County Planning Dept. for review and then placed on the October 4, 2022 Township Board meeting for approval. Once approved it will be adopted 7 days after publication in the newspaper.

Motion by Commissioner Kopjoe to recommend approval of the updated Oceola Township Zoning Ordinance to the Oceola Township Board of Trustees for their October 4, 2022 meeting.

Motion seconded by Commissioner Benear

Roll Call vote 4-3-0

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

Motion carried.

Updated Master Plan recommendation of approval and submittal to Oceola Township Board for approval.

Chris Khorey, Oceola Township Planning Consultant, recommended 2 changes on the future land use map: 5400 E. Highland, 8.7 acre parcel designated for General Industrial; correct 4680 E. Highland to be designated Neighborhood Commercial.

Motion by Commissioner Rivett to recommend approval of the updated Oceola Township Master Plan with the 2 map revisions and update parcel base (5400 E. Highland and 4680 E. Highland) per public comments to the Oceola Township Board of Trustees for their October 4, 2022 meeting.

Motion seconded by Commissioner Benear

Roll Call vote 4-3-0

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

Motion carried.

PLANNER REPORT

Planning Consultant, Christopher Khorey thanked those who served on the Master Plan and Zoning Ordinance Committees for all their hard work the last couple years. The PUD committee for the Boji residential development in the Oceola Village Center met last week to review the 3rd design and they continue to move forward.

ATTORNEY REPORT

Attorney Stritmatter reported that there is a court date tomorrow for the Novik blight case on Argentine Ct. Also, a court date is set for September 1, 2022 for the Nowaki case to remove the trailers.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for July 2022. The next regularly scheduled Planning Commission meeting is September 13, 2022 at 7:00 p.m. although there are currently no agenda items. The Woodland Reserve development received final approval from the Township Board at the August 9, 2022 meeting. The 2nd Chance Support Network and the property owners of the SUP application submitted letters to withdraw the SUP application. The Township Board approved an updated fee schedule on August 9, 2022 effective immediately. Trustee Lance Schumacher submitted a letter of resignation from the Township Board of Trustees effective September 1, 2022. The Township is accepting applications of interest to appoint a replacement.

ADJOURNMENT

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

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator