

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of January 10, 2023**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, January 10, 2023 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Kieth Huff, Timothy Weir, Paul Kopjoe, and David Rivett. Absent: Secretary Steven Benear. 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 Tatarcuk to approve the meeting agenda of January 10, 2023 as presented. Motion seconded by Commissioner Kopjoe.
Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Weir to approve the meeting minutes of November 8, 2022 with the correction of the motion support for PC 22-152 on page 2. Motion seconded by Commissioner Rivett
Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

Amendments to the Oceola Township Zoning Ordinance, Section 5.02 4. C. (2) b. and c., detached accessory building side yard and rear yard setback requirement from the lot line shall be 5 feet instead of 3 feet; Section 4.02, correct an inconsistency in the schedule of regulations; Article 19, clarify the process for measuring the height of a building with a cupola; Section 5.29 3., correct an inconsistency in the outdoor storage standards; and minor typographical corrections.

Chris Khorey, stated that clean-up items and typographical errors do not require a public hearing or approval. He explained in detail that some of the proposed amendments were discussed and recommended by the zoning ordinance committee but were not changed in the final revision, several inconsistencies were found that are related in different sections, and per a development committee meeting it was found that the measurement of building height should be clarified.

There were no public comments.
Hearing none, the Chair closed the public hearing.

OLD AND NEW BUSINESS

Amendments to the Oceola Township Zoning Ordinance, Section 5.02 4. C. (2) b. and c., detached accessory building side yard and rear yard setback requirement from the lot line shall be 5 feet instead of 3 feet; Section 4.02, correct an inconsistency in the schedule of regulations; Article 19, clarify the process for measuring the height of a building with a cupola; Section 5.29 3., correct an inconsistency in the outdoor storage standards.

The commissioners held discussion and were satisfied with the proposed amendments.

Motion by Commissioner Rivett to recommend approval of the proposed amendments to the zoning ordinance as presented by the township planning consultant.

Motion seconded by Commissioner Huff.

Roll Call vote 6-1-0

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

Motion carried.

PLANNER REPORT

Planning Consultant, Christopher Khorey relayed that on February 14, 2023 committee meetings will be held for the proposed Operating Engineers CPUD project and the Boji Ocoola Village Centre CPUD residential development. The Moorlands will be on the February 14th Planning Commission agenda for a master deed amendment to convert the property for future development to park property. The Forest Ridge subdivision will be proposing minor adjustments to some of the lots for the next phases although they will keep the same number of lots.

ATTORNEY REPORT

Attorney Stritmatter reported that the code enforcement is going well under the municipal civil infraction ordinance. A citation ticket was issued to Waterman on Mack Road for blight and a court date is set for February 6, 2023. Mr. Parrish is continuing to burn items on his property on Hughes.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for November and December 2022 and the annual summary report for 2022. The next regularly scheduled Planning Commission meeting is February 14, 2023 at 7:00 p.m. at the Ocoola Township Community Center. The Boji Ocoola Village Centre CPUD residential development committee meeting is scheduled for February 14, 2023 at 5:00 p.m. and the Operating Engineers Local 324 CPUD Committee meeting is scheduled for February 14, 2023 at 6:00 p.m. at the Community Center. Michigan Association of Planning is offering Planning & Zoning training workshops which Ocoola Township is offering for any interested Commissioners.

COMMISSION MEMBERS ITEMS

Commissioner Kopjoe relayed that Truck Tech has extended their parking and staging areas outside the area approved on the site plan. Ms. Pierce stated that it looks like they are also parking and moving vehicles on the rear of the Best Storage property. It was discussed that both businesses may need to apply to the Planning Commission for amendments of their site plans and/or SUP. Attorney Stritmatter will send a letter to both businesses and the township code enforcement officer will conduct a site visit and take pictures.

Chairman Glazebrook relayed that he attended the SEMCOG 2050 Regional Forecast forum. A study on population growth and decline was done and Ocoola Township was shown to be the fastest growing area in Livingston County.

ADJOURNMENT

Motion by Commissioner Tatarcuk to adjourn the meeting at 8:07 p.m.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator