

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of January 12, 2021**

The Oceola Township Planning Commission held a Regular Meeting virtually via TEAMS on Tuesday, January 12, 2021 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, David Rivett, and Timothy Weir. McKenna Planning Consultants, Christopher Khorey and Danielle Bouchard; and Sheree Pierce, Planning/Zoning Administrator were also in attendance. Chair Glazebrook called the meeting to order at 7:00 p.m.

**APPROVAL OF MEETING AGENDA**

Motion by Commissioner Weir to approve the meeting agenda of January 12, 2021 as presented.

Motion seconded by Commissioner Rivett.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Tatarcuk to approve the meeting minutes of October 8, 2020 as presented.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

There were no public comments.

**PUBLIC HEARING**

No public hearings scheduled.

**OLD AND NEW BUSINESS**

***Site Condo Development Final Review, PC 18-119***

***Pebble Creek Estates, Capital Construction Group, Eager Road, Howell MI 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential***

Tim Zimmer, Livingston Engineering and Jack Lansing, Capital Construction Group, presented the final plan for Pebble Creek Estates. The project received preliminary review in early 2019 for 28 units on 55 acres. Per the January 5, 2021 Tetra Tech review letters, Livingston County Road Commission and Health Department approval letters have been obtained although it is best to submit for the permits until construction as the permits have end dates.

Christopher Khorey went over his review letter dated January 6, 2021. The developer will revise the plans to place trees on Keswick Drive in the vicinity of Parcels 21-24, 26, and 27. He also agreed to make the recommended changes in the By-Laws and Master Deed as well as provide an easement for the stub street to the south.

Mr. Lansing relayed that a mailbox kiosk is now standard for the post office for this type of development. After construction the postmaster determines the placement. The by-laws will have to be modified to indicate a mailbox kiosk.

Discussion regarding the By-Laws and Master Deed ensued and several changes were agreed upon.

By-Laws: Article XIX Section 19.1 and Section 19.3(e) the reference to being subject to Township approval is to be removed.

Master Deed: Numerous items were discussed and will be reviewed and revised.

Motion by Commissioner Huff to postpone PC 18-119 Pebble Creek Estates, Capital Construction Group, Eager Road, Howell MI 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential, to the February 9, 2021 Planning Commission meeting for revisions to the site plan, Bylaws, and Master Deed.

Motion seconded by Commissioner Kopjoe.

*Voice vote. Motion carried unanimously.*

### **ZONING COMMITTEE REPORT**

Chair Glazebrook relayed the Committee has not met since their last meeting October 28, 2020 and is in the process of setting up a meeting for January 2021.

### **PLANNER REPORT**

Danielle Bouchard, McKenna, presented the 2020 Annual Report of Activities by the Planning Commission.

Motion by Commissioner Tatarcuk to approve the 2020 Annual Report of Activities by the Planning Commission and submit it to the Oceola Township Board of Trustees.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

### **SUPERVISOR REPORT**

Supervisor Bamber relayed that Mitchell Builders submitted an alternate floor plan for the Pine Ridge Commons Condos for 2 bedrooms instead of 3 bedrooms that is 150 sq ft smaller.

The proposed apartment plans from Todd Wyatt at the southeast corner of M-59 and Latson are no longer proposed as the alternative plan for Redwood apartments. The previous developer with the 2-story plan should be submitting a site plan.

The Township accepted an offer for sale for the property at M-59 and Bigelow. The purchaser would like to develop 165 apartment units with a 3-story tower building with 1 story apartments around it. There would be some type of assisted living in the tower structure. They are currently in the process of due diligence.

### **ATTORNEY REPORT**

There was no report. Condolences to Attorney Neal Nielsen who will be greatly missed.

### **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly report for October, November, December 2020 and a summary report for the year 2020. The next Planning Commission meeting is scheduled for February 9, 2021 at 7:00 p.m.

### **COMMISSION MEMBER GENERAL DISCUSSION**

Chair Glazebrook noted the Road Commission is considering a roundabout at M-59 and Latson in the future and is working on getting more information. SEMCOG is fostering a larger discussion with MDOT and others regarding county trail connections.

### **ADJOURNMENT**

Motion by Commissioner Weir to adjourn the meeting at 8:25 p.m.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator