

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 8, 2022**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, February 8, 2022 with members: Chair Neal Glazebrook, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, David Rivett, and Timothy Weir. Vice-Chair Stacy Tatarcuk was absent. McKenna Planning Consultant, Danielle Bouchard; Sheree Pierce, Planning/Zoning Administrator and Attorney Karen Carver were also in attendance. Chair Neal Glazebrook called the meeting to order at 7:00 p.m.

APPROVAL OF MEETING AGENDA

Motion by Commissioner Huff to approve the meeting agenda of February 8, 2022 as presented.
Motion seconded by Commissioner Benear.
Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Benear to approve the special meeting minutes of January 26, 2022 as presented with two grammatical corrections.
Motion seconded by Commissioner Rivett.
Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

*PC 22-145 Clayton Hills Neapolitan Mastiffs, John Purdy, SUP Renewal
SUP Renewal Application for a SUP Renewal for property located at 6582 Bergin Road, Howell MI, PID #4707-35-200-009, AR - Agricultural Residential Zone District, to operate a kennel to breed and sell dogs.*

Applicant John Purdy stated he has operated at this location for 20 years and has 3 to 4 litters a year. They have 11 dogs of their own of which 5 are English Bulldogs. They only breed their own dogs and there are no changes on-site or in their operations. There were no public comments.

*PC 22-146 Demeuse Topsoil, Richard Demeuse, SUP Renewal
Application for a SUP Renewal for property located at 4618 E. Highland, Howell MI, PID #4707-28-200-041, -042, -043, C - Commercial Zone District, to operate a landscape yard.*

Applicant Richard Demeuse stated there have been no changes on-site or in business operations. There were no public comments.

*PC 22-147 Demeuse Woodchips, Richard Demeuse, SUP Application
Application for a SUP for property located at E. Highland, Howell MI, PID #4707-23-300-015, AR - Agricultural Residential Zone District, for the storage of woodchips.*

Applicant Richard Demeuse stated woodchips are delivered and picked up at the site and no chipping takes place on the premises.

Richard Fear, 6355 Botsford Circle, informed the Commission that he lives behind the subject site and the woodchip mounds have changed the landscape of the property drainage. It floods the end of Botsford Circle and his yard. The woodchips have moved back farther and higher and the rain rolls off

the mound and causes the flooding. Mr. Demeuse stated he will meet with Mr. Fear and take care of the drainage problem.

Hearing none other, the Chair closed the public hearing.

OLD AND NEW BUSINESS

Special Use Permit Renewal, PC 22-145

Clayton Hills Neapolitan Mastiffs, 6582 Bergin Road, PID #4707-35-200-009

Motion by Commissioner Benear to approve the special use permit renewal for PC 22-145 Clayton Hills Neapolitan Mastiffs, 6582 Bergin Road, Howell MI, PID #4707-35-200-009 for 5 years with the same conditions: 1) Number of adult dogs limited to a maximum of 19; 2) Adherence to State and County licensing regulations; 3) No training, grooming, or boarding other than those owned by the applicant; 4) Property taxes, assessments, and special use fees must be paid in full and kept current and; 5) Special Use Permit #PC 22-145 expires 5 years from date of approval.

Motion seconded by Commissioner Weir

Roll Call vote 6-0-0

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

Motion carried.

Site Plan Review, PC 22-145

Clayton Hills Neapolitan Mastiffs, 6582 Bergin Road, PID #4707-35-200-009

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve site plan PC 22-145 Clayton Hills Neapolitan Mastiffs, 6582 Bergin Road, Howell MI, PID #4707-35-200-009.

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

Special Use Permit Renewal, PC 22-146

Demeuse Topsoil, 4618 E. Highland, PID #4707-28-200-041, -042, -043

Planning consultant Danielle Bouchard summarized their written review of the SUP renewal and recommended approval with the previous conditions.

Motion by Commissioner Huff to approve the special use permit renewal for PC 22-146 Demeuse Topsoil, 4618 E. Highland, Howell MI, PID #4707-28-200-041, -042, -043, for 5 years with the same conditions: 1) Access permit from MDOT; 2) Hours of operation Monday-Friday 8:00 a.m. – 5:00 p.m. and Saturday & Sunday 9:00 a.m. – 3:00 p.m.; 3) No use of mixer before or after hours of operation; 4) Stored materials shall be customary landscaping material as presented on site plan submitted 1-11-2022; 5) No shredding of bark on premises; 6) Maximum size of mulch piles along M-59 is 125 yards each and; 7) Special Use Permit #PC 22-146 expires 5 years from date of approval.

Motion seconded by Commissioner Weir

Roll Call vote 6-0-0

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

Motion carried.

Site Plan Review, PC 22-146

Demeuse Topsoil, 4618 E. Highland, PID #4707-28-200-041, -042, -043

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve site plan PC 22-146 Demeuse Topsoil, 4618 E. Highland, Howell MI, PID #4707-28-200-041, -042, -043.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Special Use Permit, PC 22-147

Demeuse Woodchips, Richard Demeuse, E. Highland, PID #4707-23-300-015

Planning consultant Danielle Bouchard summarized their written review of the SUP application and noted that the Commission finds the proposed special land use complies with Section 3.03.L of the zoning ordinance, “*Other uses which the Township Planning Commission determine to be consistent with the Statement of Purpose of this District*” because the proposed special land use does not fit perfectly with any of the specific listed special land uses. The recommendation is to consider imposing similar conditions for approval as Demeuse Topsoil along with other considerations specific to the subject site. Discussion ensued regarding anticipated truck traffic per day, height of mulch piles, drive access, hours of operation and storm drainage impact on surrounding properties. The applicant stated the material piles were approximately 10 ft. in height, there are approximately 1 to 2 trucks per day in and out of the site, and the Road Commission considers the access drive a farm access for approval. The Commission concurred they would consider an approval for only a 1-year time period to make sure the drainage issue is resolved.

Motion by Commissioner Weir to approve special use permit PC 22-147 Demeuse Woodchips, Richard Demeuse, E. Highland, Howell MI, PID #4707-23-300-015, for 1 year with conditions: 1) Hours of operation Monday-Friday 8:00 a.m. – 5:00 p.m. and Saturday & Sunday 9:00 a.m. – 3:00 p.m.; 2) No chipping on premises; 3) 10 ft. height maximum of material piles; 4) Maximum allowable 2-3 truck traffic per day and; 5) Special Use Permit #PC 22-147 expires 1 year from date of approval.

Motion seconded by Commissioner Huff

Roll Call vote 6-0-0

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

Motion carried.

Site Plan Review, PC 22-147

Demeuse Woodchips, Richard Demeuse, E. Highland, PID #4707-23-300-015

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve site plan PC 22-147 Demeuse Woodchips, Richard Demeuse, E. Highland, Howell MI, PID #4707-23-300-015 with the correction of the parcel ID number on the site plan.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

Site Plan Review, PC 21-144

2021 Howell, LLC, Anthony Rau, E. Highland, PID #4707-27-200-041 – (postponed from 1-11-2022 meeting)

Owner Anthony Rau, Scott Finkbeiner, Jason Arlow, AEW Architects, presented the revised site plan with additional information and changes per Planning Commission. The applicant noted that there would be 4 to 5, ton trucks accessing the site daily for Rauhorn Electric and the outdoor storage will not be higher than the enclosed fencing.

Danielle Bouchard, McKenna, went over their written review of the site plan and noted there were no plans showing truck turning movements on-site and any comments from the Township Engineer should be addressed. The Township has not received a written review of the revised site plan from Tetra Tech (Oceola Township engineering consultants) to date. Discussion to extend the concrete on the south drive up to the gate.

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve site plan PC 21-144 Rauhorn Electric, 2021 Howell, LLC, Anthony Rau, E. Highland, PID #4707-27-200-041, M-1, Industrial Zone District with the following conditions: add on-site truck turning movement to the plan; extend the concrete on the south drive up to the gate; comply with Fire Authority codes and engineering comments.

Motion seconded by Commissioner Huff.

Roll Call vote 6-0-0

*(Huff-Y, Weir-Y, Rivett-Y, Benear-Y, Kopjoe-Y, Glazebrook-Y) Tatarcuk absent
Motion carried.*

PLANNER REPORT

There was no report.

ATTORNEY REPORT

Attorney Carver had no report.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for January 2022. The next regularly scheduled Planning Commission meeting is March 8, 2022 at 7:00 p.m. The master plan update committee will meet March 1, 2022, 5:00 p.m. – 6:30 p.m. Chris Khorey, McKenna, will begin to present proposed zoning ordinance amendments and updates to the master plan at the March 1, 2022 Township Board of Trustees meeting. The Township Board of Trustees approved the final plans for Brida LLC – RPUD Highland Knolls/Bethel Green and; site plans for SUP renewals for Country Mouse Child Care and Orvis Machine Tool. A notice of intent to update their master plan from Tyrone Township Planning Commission dated January 11, 2022 was received.

ADJOURNMENT

Motion by Commissioner Weir to adjourn the meeting at 8:39 p.m.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator