

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 14, 2023**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, February 14, 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 Weir to amend the meeting agenda of February 14, 2023 to add PC 22-150 Operating Engineers CPUD Final Approval under Old and New Business.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

Motion by Commissioner Huff to approve the meeting agenda of February 14, 2023 as amended.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Kopjoe to approve the meeting minutes of January 10, 2023 as presented.

Motion seconded by Commissioner Weir.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

PC 23-153 Moorlands Condominium Association, for vacant property located at E. Highland Road north of RPUD Moorlands Condominium Project, legally known as Tax ID #4707-21-400-018, for a Master Deed Revision, 6th Amendment to the Master Deed of Moorlands Condominium, Plan 166 and classify said property from "Future Expandable Area" to "General Common Element" in the R-1, RPUD Zone District.

Attorney Catherine Riesterer reviewed the development history of the property and the Master Deed amendments. The Moorlands homeowners bought out the developer and will keep the property natural, with possible trails. The property will become a park (Landsmoor Park) and common area of the Moorlands.

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

PC-23-154 Richard Demeuse, Special Use Permit Renewal, for property located on E. Highland Road, legally known as Tax ID #4707-23-300-015, in the AG Agricultural Residential Zone District for a wood chip yard.

Richard Demeuse related that there was a water problem last year that he believes he has taken care of. Randy Feagle, 2242 Moorlands View commented regarding the other Demeuse site regarding dirt on the road. He mistakenly thought the hearing was about the landscape yard at a different location.

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

OLD AND NEW BUSINESS

PC 23-153 Moorlands Condominium Association, for vacant property located at E. Highland Road north of RPUD Moorlands Condominium Project, legally known as Tax ID #4707-21-400-018, for a Master Deed Revision, 6th Amendment to the Master Deed of Moorlands Condominium, Plan 166 and classify said property from "Future Expandable Area" to "General Common Element" in the R-1, RPUD Zone District.

Planning Consultant, Christopher Khorey summarized his review of the application. He noted that it advances Master Plan goals regarding rural and natural preservation. It preserves 30+ acres of trees and increases the open space. The Condominium Association purchased the property and will be responsible for the long-term preservation and maintenance of the preserved woodlands, as well as policing access and establishing rules for behavior within them. Landsmoor Park will not be open to the public and should not be treated as public land. They recommend approval of the PUD Amendment to the Township Board, as written.

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

Motion by Commissioner Tatarcuk to recommend approval to the Township Board of the PUD Amendment to the RPUD Moorlands Condominium Project, legally known as Tax ID #4707-21-400-018, for a Master Deed Revision, 6th Amendment to the Master Deed of Moorlands Condominium, Plan 166 and classify said property from "Future Expandable Area" to "General Common Element" in the R-1, RPUD Zone District.

Motion seconded by Commissioner Weir.

Roll Call vote 6-1-0

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

Motion carried.

PC 23-154 Richard Demeuse, Special Use Permit Renewal, for property located on E. Highland Road, legally known as Tax ID #4707-23-300-015, in the AG Agricultural Residential Zone District for a wood chip yard.

Planning Consultant, Christopher Khorey summarized his review of the application and noted that there have been no complaints. Since the original special use permit approval, the Master Plan Future Land Use category has been changed to Ag/Large Lot which is more harmonious with an outdoor wood chip storage and distribution business than the previous designation of Low Density Residential A. He recommends approval with the same conditions.

Richard Demeuse, owner, explained how he has tried to remediate the past drain issue. He held the chip pile at about 10 ft. and cleaned the area around it. He also cut a ditch to have water drain toward his property. He moves the chips to his main yard several times a year. He noted that so far there has not been a drainage issue that he is aware of but there has not been rain as heavy as last year. He has tried to contact the homeowner whose property was affected but has not had any success.

Motion by Commissioner Huff to approve PC-23-154 Richard Demeuse, Special Use Permit Renewal, for property located on E. Highland Road, legally known as Tax ID #4707-23-300-015, in the AG Agricultural Residential Zone District for a wood chip yard with the following conditions: 1) Hours of operation 8:00 a.m.-5:00 p.m. Monday-Friday and 9:00 a.m.-3:00 p.m. Saturday and Sunday; 2) No chipping wood on premises; 3) 10 ft. height maximum of material piles; 4) Maximum allowable 3 truck traffic per day; and, 5) Special Use Permit #PC 23-154 expires 5 years from date of approval.

Motion seconded by Commissioner Rivett.

Roll Call vote 6-1-0

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

Motion carried.

Motion by Commissioner Glazebrook to recommend approval to the Township Board for PC 23-154 Richard Demeuse, Site Plan Review, for property located on E. Highland Road, legally known as Tax ID #4707-23-300-015, in the AG Agricultural Residential Zone District for a wood chip yard.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

PC 22-150 Operating Engineers Local 324 JAFT, Inc., Commercial Planned Unit Development, Final Approval for a CPUD for property located on E. Highland, Howell MI, PID #'s 4707-19-300-001, 4707-19-100-007, 4707-19-400-001, 4707-30-100-002, R-2 Residential Zone District, for the construction and use of a training arena.

Allan Pruss, Monument Engineering Group, reviewed the project and noted that the committee met earlier that evening and recommended approval to the Planning Commission with minor revisions/additions. Chris Khorey noted that the Oceola Township Zoning Board of Appeals granted the applicant two variances: driveway pavement requirement and sidewalk requirement on Fisher Road. Additionally, the height measurement involving a cupula has been clarified in a zoning ordinance amendment.

Motion by Commissioner Huff to recommend Final Approval to Oceola Township Board for PC 22-150 Operating Engineers Local 324 JAFT, Inc., Commercial Planned Unit Development, Final Approval for a CPUD for property located on E. Highland, Howell MI, PID #'s 4707-19-300-001, 4707-19-100-007, 4707-19-400-001, 4707-30-100-002, R-2 Residential Zone District, for the construction and use of a training arena with the following revisions/additions: 1) Add bus parking area on site plan; 2) Provide details for concrete collars on site plan; 3) Show oil/water separator on site plan; 4) Gravel notation on page C-1 of site plan; 5) Livingston County Health Dept. well and septic approval; 6) Livingston County Drain Commission approval; 7) Copy of Certificate of Trust; and, 8) Final CPUD Agreement.

Motion seconded by Commissioner Weir.

Roll Call vote 6-1-0

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

Motion carried.

PLANNER REPORT

Planning Consultant, Christopher Khorey relayed that on February 15, 2023, the Oceola Township zoning ordinance amendments will be on the Livingston County Planning Commission meeting agenda.

ATTORNEY REPORT

Attorney Stritmatter reported that a court hearing was held on February 6, 2023 for Daniel Waterman, 5079 Mack, for blight and the judge issued a 90-day consent judgement.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for January 2023. The next regularly scheduled Planning Commission meeting is March 14, 2023 at 7:00 p.m. at the Oceola Township Community Center. The Boji Oceola Village Centre CPUD residential development committee met today at 5:00 p.m. and the Operating Engineers Local 324 CPUD committee meeting met today at 6:00

p.m. at the Community Center. Michigan Association of Planning is offering Planning & Zoning training workshops which Oceola Township is offering for any interested Commissioners. Ken Skuda, Code Enforcement Officer, sent notice of violation letters to Truck Tech and Best Storage for the expansion of parking vehicles on property outside of permitted areas and violation of special use permit.

COMMISSION MEMBERS ITEMS

Commissioner Kopjoe inquired when the traffic light at M-59 and Argentine was expected to be installed. Possibly the spring of 2023 or 2024.

Chairman Glazebrook relayed that he received a letter from Howell Township dated January 10, 2023 notifying the Commission that they are currently updating their master plan and provided a link to review the proposed plan. The Commission requested planner Chris Khorey to review the plan and provided comments on behalf of the Township.

ADJOURNMENT

Motion by Commissioner Huff to adjourn the meeting at 7:53 p.m.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator