

**OCEOLA TOWNSHIP ZONING BOARD OF APPEALS
Meeting Minutes of March 3, 2020**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, March 3, 2020 with members: Chair Richard Beal, Vice-Chair Richard Renaud, Harry Bowman, and Neal Glazebrook in attendance. Jan Taylor Kellogg was absent. Sheree Pierce, Planning/Zoning Administrator was also in attendance. Chair Beal called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MEETING MINUTES

Motion by Commissioner Beal to approve the meeting minutes of April 10, 2018 as presented.

Motion seconded by Commissioner Renaud.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

PUBLIC HEARING

ZA 20-103 – Karen Chouinard, Chouinard Custom Furnishings/Wise Owl Paint requests a waiver/modification for yard and wall requirements of an off-street parking area as recommended by the Oceola Township Planning Commission pursuant to the Oceola Township Zoning Ordinance, Article 15, Section 15.02G., H., K. Off Street Parking Space Layout, Standards, Construction and Maintenance, for property located at 6078 Argentine, legally known as Tax ID# 4707-26-300-004, in the AR Agricultural Residential Zone District.

Chair Beal opened the Public Hearing.

Applicant and property owner Karen Chouinard and Erin Derry reviewed the recent history of their Special Use Permit and site plan and explained the nature of their business and the use of the structure on the property site. The site will be a limited use for the business, most of the time for 2 employees, for office and marketing/instruction tutorials and personal storage. They do not want it to look like a commercial site and will not have any retail sales from the property, therefore desire a waiver from the zoning ordinance off-street parking area yard, wall, landscaping requirements.

Chair Beal noted the case review prepared by township planning consultant, Chris Khorey, McKenna in support of the Planning Commission's recommended approval of the parking and landscaping waiver.

Chair Beal opened the hearing for public comment.

Donna Cockerham, 1265 Argentine Rd., inquired why the applicant had to come before this Board when they have been approved for the special use permit.

Chair Beal explained the ordinance requirements. Hearing none other Chair Beal closed the public hearing.

OLD AND NEW BUSINESS

ZBA 20-103: Waiver/modification for yard and wall requirements of an off-street parking area, Article 15, Section 15.02G., H., K. Off Street Parking Space Layout, Standards, Construction and Maintenance

Applicant: Karen Chouinard, Chouinard Custom Furnishings/Wise Owl Paint

Location: 6078 Argentine Rd., Howell, MI
Parcel ID#: 4707-26-300-004
Zoning: AG, Agricultural Residential District

Board discussion regarding being favorable of the application so as the structure and business blends in with the neighboring properties keeping with the characteristics of the surrounding area. In this unusual circumstance, no good purpose would be served by the compliance with the requirements of Article 15, Section 15.02G., H of the Oceola Township Zoning Ordinance.

Motion by Commissioner Renaud to provide a waiver and release from the requirements of a paved parking area and its landscaping; being seen like a hardship and as it would unduly make it stand out so as not to be in character of the surrounding area but not to set a precedence due to the uniqueness of this property, for application ZBA 20-103, Karen Chouinard, Chouinard Custom Furnishings/Wise Owl Paint, 6078 Argentine Rd., Howell, MI, Parcel ID# 4707-26-300-004, Zoning District AR, Agricultural Residential.

Motion seconded by Commissioner Bowman.

Roll Call vote 4-0-1

(Glazebrook-Y; Bowman-Y; Renaud-Y; Beal-Y) Taylor Kellogg-Absent

Motion carried.

ELECTION OF OFFICERS

Chair Beal called for nominations for the Office of Chair and Vice-Chair.

Motion by Commissioner Bowman to nominate Commissioner Renaud for the Office of Chair.

Motion seconded by Commissioner Glazebrook.

Roll Call vote 3-0-1(Abstinence)

(Glazebrook-Y; Bowman-Y; Renaud-Y; Beal-Abstain) Taylor Kellogg-Absent

Motion carried.

Motion by Commissioner Bowman to nominate Commissioner Taylor-Kellogg for the Office of Vice-Chair.

Motion seconded by Commissioner Renaud.

Roll Call vote 3-0-1(Abstinence)

(Bowman-Y; Renaud-Y; Glazebrook-Y; Beal-Abstain) Taylor Kellogg-Absent

Motion carried.

ZONING ADMINISTRATOR REPORT

Ms. Pierce reviewed the 2019 Annual Report of Activities by the Planning Commission as prepared and submitted by Chris Khorey, McKenna Planning Consultant and updated the Board on current activities of the Planning Commission and Township Board.

ADJOURNMENT

Motion by Commissioner Renaud to adjourn the meeting at 7:36 p.m.

Motion seconded by Commissioner Glazebrook.

Roll Call vote 4-0-1

(Renaud-Y; Glazebrook-Y; Bowman-Y; Beal-Y) Taylor Kellogg-Absent

Motion carried.

Sheree J. Pierce,
Planning/Zoning Administrator