

OCEOLA TOWNSHIP ZONING BOARD OF APPEALS
Meeting Minutes of April 18, 2023

The Oceola Township Zoning Board of Appeals held a Regular Meeting on Tuesday, April 18, 2023 with members: Chair Richard Renaud, Vice-Chair Jan Kellogg, Denise Bible, Mike Yenshaw in attendance. Absent: Neal Glazebrook. Sheree Pierce, Planning/Zoning Administrator, Chris Khorey, McKenna Planning Consultant, and Chris Stritmatter, Township Attorney were also in attendance. Chair Renaud called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MEETING AGENDA

Motion by Commissioner Bible to approve the meeting agenda.

Motion seconded by Commissioner Kellogg.

Roll Call vote 4-1-0

(Yenshaw-Y; Kellogg-Y; Bible-Y; Renaud-Y) Absent: Glazebrook

Motion carried.

APPROVAL OF MEETING MINUTES

Motion by Commissioner Bible to approve the meeting minutes of November 22, 2022 as presented

Motion seconded by Commissioner Kellogg.

Roll Call vote 4-1-0

(Kellogg-Y; Bible-Y; Yenshaw-Y; Renaud-Y) Absent: Glazebrook

Motion carried.

CALL TO THE PUBLIC

There were no comments.

PUBLIC HEARING

Application #ZBA 23-106, Operating Engineers Local 324, property located on E. Highland, Howell MI, legally known as Tax ID # 4707-19-300-001

- *ZBA 23-106: Variance request in the proposed CPUD Commercial Planned Unit Development District from the requirement of underground utilities, pursuant to Oceola Township Zoning Ordinance, Article 8: CPUD - Commercial Planned Unit Development, Section 8.06: Utility Requirements, for a proposed training facility arena.*

The Chair opened the Public Hearing.

Al Pruss, Monument Engineering, representing the applicant, and Steve Lakowski, Operating Engineers were present. Mr. Pruss noted that this is a training facility that uses heavy equipment such as trenchers, front end loaders, dozers, etc for apprentices to practice and learn. DTE is now requiring all the power lines to be replaced as the existing power is not sufficient. Having underground wires would require calling Miss Dig often and there is a safety factor involved. Heavy equipment puts stress on lines and there could be potential accidents and replacing lines. This is a very large area where lines would be run. The option would be to take the overhead line from the Fisher Road entrance location to the new facility through the interior of the property (as shown on the site plan). The current poles are 30ft and the new ones will be 45ft. The existing poles along Fisher Road may be removed by DTE and

replaced on Operating Engineers interior property. Operating Engineers desire the old poles to be removed.

Hearing none other the Chair closed the public hearing.

OLD AND NEW BUSINESS

- **ZBA 23-106 Variance, Article 8: CPUD, Section 8.06: Utility Requirements**
Applicant: John Osika, Operating Engineers Local 324
Location: E. Highland Road, Howell, MI
Parcel ID#: 4707-19-300-001
Zoning: R-2 Residential, CPUD Commercial Planned Unit Development

Chris Khorey, discussed his review of the variance application to allow the new arena to amend its approved CPUD agreement to allow above-ground utilities, rather than underground ones. Board discussion ensued.

The applicant explained that they had planned on using the existing utilities but when they met with DTE, they were told the power was not adequate and needs to be upgraded. The existing poles cannot be replaced one at a time, but must all be shut down and replaced with upgraded poles. The new poles would not be visible from the public as they will be run through the vast campus and will be self-contained. They can run through the main throughfare road access from Fisher Road to the arena and then underground to the transformer. The poles will be visible and high enough not to interfere with the heavy equipment and training activities and will minimize safety concerns as opposed to underground utilities.

Motion by Commissioner Yenshaw to approve a variance from Section 8.06: Utility Requirements, to construct above-ground utilities in a Commercial Planned Unit Development as shown on page G1.3 of the plan submitted for ZBA 23-106 John Osika, Operating Engineers Local 324, E. Highland Road, Howell, MI, parcel #4707-19-300-001, R-2 Residential, CPUD Commercial Planned Unit Development due to exceptional circumstance and criteria for approval in the Township Planners letter dated April 12, 2023.

Motion seconded by Commissioner Bible.

Roll Call vote 4-1-0

(Kellogg-Y; Yenshaw-Y; Bible-Y; Renaud-Y) Absent: Glazebrook

Motion carried.

ZONING ADMINISTRATOR REPORT

Ms. Pierce announced the retirement of Supervisor Bamber on June 7, 2023. Also, updates on the developments of Highland Knolls, Woodland Reserve, and Avenue Apartments.

ADJOURNMENT

Motion by Commissioner Bible to adjourn the meeting at 7:57 p.m.

Motion seconded by Commissioner Kellogg.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator