

OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of May 9, 2023

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, May 9, 2023 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Timothy Weir, Paul Kopjoe, and David Rivett. McKenna Planning Consultant, Christopher Khorey and Raphael Kasen, 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 Kopjoe to approve the meeting agenda of May 9, 2023.

Motion seconded by Commissioner Weir.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Kopjoe to approve the meeting minutes of April 11, 2023 as presented.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

PC-23-156 Broadmoor, Diverse Real Estate, LLC, Amendment to future phases of existing single family RPUD f.k.a. Forest Ridge, for property located s/w of E. Highland and N. Latson intersection, legally known as Tax ID #4707-29-400-043, -045, -047, -049, and -050 in the R2 and R3 RPUD District.

Amy Lombardo and Matt Bush, representing the applicant, made presentation. They relayed that this was a project that was approved in 2005 and a portion of it has been developed. They are proposing to separate the 2 sides of the development into 2 different HOA's and to also make minor lot changes as the wetlands have shifted and grown some over the years.

The Chair opened this portion of the public hearing for public comments:

Seth Barton, 701 Gentry Ct., stated he was a new owner and his property abuts the south end of the development and inquired about any plans for the wetlands and opposed the shifting of the parcels that were closest to his property.

Jason Gosselin, 3393 Gentry, inquired about plans for privacy, berms, etc. and noted concerns for their security and privacy.

Alena Anderson, 792 Gentry Ct., inquired about any plans for landscaping.

Matt Bush, noted that each lot has a minimum 50 ft rear yard setback and there is an additional conservation easement for wetlands and brush. There is probably a couple hundred feet of wetlands and setbacks to the lots on Gentry. There is no change in plans for the wetlands. They will stay the same and are in a conservation easement.

Chris Khorey, relayed that the Planning Commission approved the prior plan and the developer has the right to build that plan. We are here to possibly amend that plan to shift several lots and create 2 HOA's.

Joe Riccardi, 5550 Mitchel Way, commented that there may be another reason to change plans other than taking lots out of wetlands and conservation easements.

Chris Khorey, explained the history of the property development and noted that 52% of the site are wetlands and open space and the Township requirement is 40%. The Michigan Department, EGLE, monitors and regulates wetlands and the developer will still have to secure permits from the State and County.

Hearing none other, the Chair closed this portion of the public hearing.

PC-23-157 Hong Hao Meng, Rezoning Application for property located at 5400 E. Highland, 8.7 acres legally known as Tax ID# 4707-27-100-036 from "AR Agricultural Residential" to "M-1 Industrial."

Mr. Meng relayed that he is requesting the rezoning which is compatible with the master plan. His intent is to use the house for an office and the barn for warehouse storage for a cabinet company. He desires to have light industrial cabinetry production/assembly in the future.

The Chair opened this portion of the public hearing for public comments:

Joe Riccardi, 5550 Mitchel Way, stated he owns 3 parcels on Mitchel Way and Twin Hills and is concerned with traffic on M-59. He is also concerned that the applicant may purchase a lot on Twin Hills and combine it with the 8.7 parcel to give him access to Twin Hills.

Chris Khorey, noted that those are site plan issues and not rezoning issues. The Planning Commission cannot put conditions on rezoning.

Attorney Stritmatter commented that the Commission cannot deny rezoning because of possible site plan issues.

The Chair stated a letter was received in support of the rezoning application from Keith Porath, whose property borders the subject site on the west and south sides. The Chair read the letter into the record. Hearing none other, the Chair closed the public hearing.

OLD AND NEW BUSINESS

PC-23-156 Broadmoor, Diverse Real Estate, LLC, Amendment to future phases of existing single family RPUD f.k.a. Forest Ridge, for property located s/w of E. Highland and N. Latson intersection, legally known as Tax ID #4707-29-400-043, -045, -047, -049, and -050 in the R2 and R3 RPUD District.

Planning Consultant, Christopher Khorey summarized his review letter. Discussion regarding a recreation amenity for the Broadmoor side of the development. He also noted the PUD agreement must have language requiring the Township Board approval of any revocation of the reciprocal easement and language prohibiting the barricading of Cannonade Loop; a physical marker added along Cannonade Loop to mark the boundary between Broadmoor and Forest Ridge; and confirm that the lighting plan for Broadmoor will not differ from the previous approval.

The applicant explained that road maintenance is one of the main reasons for creating 2 HOA's because Forest Ridge was started in 2005 and those roads will be deteriorating faster and also the pool cannot handle 336 houses as because of the topography, it would be extremely difficult to add a pool and clubhouse.

Motion by Commissioner Huff to table the application for PC-23-156 Broadmoor, Diverse Real Estate, LLC, Amendment to future phases of existing single family RPUD f.k.a. Forest Ridge, for property located s/w of E. Highland and N. Latson intersection, legally known as Tax ID #4707-29-400-043, -045, -047, -049, and -050 in the R2 and R3 RPUD District until more information is received from the developer regarding recreation facilities.

Motion seconded by Commissioner Kopjoe.

Roll Call vote 7-0-0

Voice vote. Motion carried unanimously.

PC-23-157 Hong Hao Meng, Rezoning Application for property located at 5400 E. Highland, 8.7 acres legally known as Tax ID# 4707-27-100-036 from "AR Agricultural Residential" to "M-1 Industrial."

Christopher Khorey and Raphael Kasen, McKenna, reviewed their report prepared including criteria to consider pertaining to a rezoning request and recommended the Township Board rezone the parcel from AR to M-1.

Board discussion that the rezoning application is consistent with the new Master Plan and meets the criteria for rezoning as outlined in the planning consultant's review letter.

Motion by Commissioner Huff to recommend approval to the Township Board for PC-23-157 Hong Hao Meng, Rezoning Application for property located at 5400 E. Highland, 8.7 acres legally known as Tax ID# 4707-27-100-036 from "AR Agricultural Residential" to "M-1 Industrial."

Motion seconded by Commissioner Weir.

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

Motion carried.

Operating Engineers Local 324 amended PUD Agreement reflecting variances approved on November 22, 2022 and April 18, 2023.

Christopher Khorey, McKenna, reviewed the changes in the PUD Agreement per the variances granted.

Motion by Commissioner Weir to recommend approval to the Township Board the revised PUD Agreement as amended incorporating the three variances granted on November 22, 2022 and April 18, 2023 for Operating Engineers Local 324.

Motion seconded by Commissioner Tatarcuk.

Roll Call vote 7-0-0

Voice vote. Motion carried unanimously.

PLANNER REPORT

Planning Consultant, Christopher Khorey stated he had nothing new to report.

ATTORNEY REPORT

Attorney Stritmatter reported a citation was issued to Ted Parrish, 2021 Hughes for blight and a court date was scheduled for June 2023. The Township is soliciting bids for clean-up at 5079 Mack (Daniel Waterman) and a letter from the law office was sent to the owner informing them of this process.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for April 2023. The next regularly scheduled Planning Commission meeting is June 13, 2023 at 7:00 p.m. at the Oceola Township Hall.

COMMISSION MEMBERS ITEMS

Commissioner Huff relayed that the Township Board appointed Trustee Dunleavy to be Pro-Tem Supervisor until further notice.

Chair Glazebrook relayed that MDOT has delayed the proposed M-59/Latson traffic round-about to 2027. Discussion ensued regarding a cross-walk on Latson south of M-59.

ADJOURNMENT

Motion by Commissioner Kopjoe to adjourn the meeting at 8:38 p.m.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator