

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of May 11, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, May 11, 2021 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, David Rivett and Timothy Weir. McKenna Planning Consultant, Christopher Khorey; Sheree Pierce, Planning/Zoning Administrator; and Attorney Karen Carver were also in attendance. Chair Glazebrook called the meeting to order at 7:00 p.m.

**APPROVAL OF MEETING AGENDA**

Motion by Commissioner Weir to approve the meeting agenda of May 11, 2021 as presented.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Huff to approve the meeting minutes of April 13, 2021 as presented.

Motion seconded by Commissioner Rivett.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

Kathy Walls, 2224 Moorlands View, Howell MI made inquiry regarding information on updating M-59.

**PUBLIC HEARING**

*(Continued from September 10, 2020)*

**PC 19-124 Alfred Saliba and Rick Houghton (Moorland's, Inc.)**

*Application for the 6<sup>th</sup> Amendment to the RPUD and Master Deed of the Moorland's located on the north side of E. Highland, ¼ mile East of N. Latson, Howell, MI, PID# 4707-21-400-018, Residential Zone District, R1*

Chair Glazebrook read a letter from the applicant, Richard Houghton, dated May 4, 2021 to the Zoning Administrator stating the Moorland's Inc. is withdrawing application PC 19-124 for the 6<sup>th</sup> Amendment to the RPUD and Master Deed of the Moorland's, located on the north side of E. Highland, ¼ mile East of N. Latson, Howell, MI, PID# 4707-21-400-018, Residential Zone District, R1.

The Chair inquired if there were any comments/questions from the public.

Kathy Walls, 2224 Moorlands View, Howell MI, asked what the letter means and if the applicant could reapply. Christopher Khorey, Township planning consultant, stated that at this point there is no action the Planning Commission can take to approve the application and the developer cannot go forward with this application. They are now back to where it was before they submitted this application. The applicant could submit another application in the future.

Sue Benton, 2255 Moorlands View, Howell MI stated that if they want to develop, they would have to apply again and the Planning Commission does not decide the Condominium Act law.

Kathy Walls requested a copy of the withdraw letter submitted by the applicant.

Hearing none other, the Chair closed the public hearing.

**OLD AND NEW BUSINESS**

There was no old or new business.

## **ZONING COMMITTEE REPORT**

Chris Khorey, Township planning consultant, relayed the Committee completed its review of the Schedule of Regulations and is submitting it for the Planning Commission's review and discussion. The next Committee meeting is scheduled for May 18, 2021.

## **PLANNER REPORT**

### *Schedule of Regulations Revisions Proposed by Zoning Ordinance Committee*

Chris Khorey reviewed his memo dated May 4, 2021 that includes a summary of the proposed changes in each district along with explanations. Discussions were held. The recommendations for the AR lot acre/width of 5 acres and 240 feet respectively will be brought back to the Committee to evaluate and reduce. It will then come back to the Planning Commission for discussion/consensus.

### *2021 Master Plan Review*

Chris Khorey explained his memo dated April 29, 2021 that includes a summary review of possible updates for each chapter. The recommendation was to update the Master Plan with particular focus on the Future Land Use Map and specific transportation infrastructure policies. Board discussion ensued.

Motion by Commissioner Rivett to recommend to the Oceola Township Board of Trustees to pursue updating the Master Plan.

Motion seconded by Commissioner Huff.

*Roll Call vote 6-0-0*

*(Weir-Y, Tatarcuk-Y, Rivett-Y, Kopjoe-Y, Huff-Y, Glazebrook-Y) Benear left the meeting at 8:07 p.m.*

*Motion carried.*

## **SUPERVISOR REPORT**

Supervisor Bamber relayed that a pre-development meeting was held today with the developer holding a purchase agreement on the 60-acre property adjacent to the west of the Township Hall property. His desire is to develop some type of multi-family, condominium, duplex, or single-story apartment complex. He will develop a conceptual plan for consideration.

## **ATTORNEY REPORT**

There was nothing to report.

## **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for April 2021. The next Planning Commission meeting is scheduled for June 8, 2021 at 7:00 p.m. The Zoning Commission will meet May 18, 2021.

## **COMMISSION MEMBER GENERAL DISCUSSION**

Commissioner Weir inquired about the status of the Endeavor Fitness project on M-59 and Eager Road as there has been nothing under construction for about 2 years. Supervisor Bamber relayed that they are in court with a lawsuit.

## **ADJOURNMENT**

Motion by Commissioner Huff to adjourn the meeting at 8:33 p.m.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator