

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of June 8, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, June 8, 2021 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Kieth Huff, Paul Kopjoe, David Rivett and Timothy Weir. Secretary Steven Benear absent. 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 June 8, 2021 as presented.

Motion seconded by Commissioner Kopjoe.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Huff to approve the meeting minutes of May 11, 2021 as presented.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

There were no public comments.

**PUBLIC HEARING**

***PC 21-136 Rick Peters, Zephyr Holdings LLC***

*Application for a Special Use Permit Renewal for Zephyr Holdings LLC, located at 5676 E. Highland, Howell MI, PID# 4707-27-200-038, Industrial Zone District, M-1*

Applicant, Rick Peters relayed that the subject site and use is a large parking lot used for open storage of RV's and boats. He prefers not to accept old motor vehicles and boats due to the likelihood of owners leaving them permanently.

Commissioner Weir disclosed that he stores a trailer at this business. There was concurrence that this did not cause a conflict of interest. Commissioner Weir also stated that the site is kept clean, there are no weeds, and the grass is kept cut.

Hearing none other, the Chair closed the public hearing.

**OLD AND NEW BUSINESS**

***Special Use Permit Renewal, PC 21-136***

*Rick Peters, Zephyr Holdings LLC, 5676 E. Highland, Howell MI, PID# 4707-27-200-038, Industrial Zone District, M-1*

Discussion pertaining to site access and an existing written agreement between the Zephyr and Race properties.

Motion by Commissioner Huff to approve the Special Use Permit renewal application for Rick Peters, Zephyr Holdings LLC, 5676 E. Highland, Howell MI, PID# 4707-27-200-038, Industrial Zone District, M-1 for a period of 5 years with the same prior conditions: 1) No loose materials stored on site; 2) West property drive shall be closed off to adjoining property; 3) Boats, travel trailers, and open trailers permitted for outdoor storage.

Motion seconded by Commissioner Rivett.

*Roll Call vote 6-0-0*

*(Weir-Y, Tatarcuk-Y, Rivett-Y, Kopjoe-Y, Huff-Y, Glazebrook-Y).*

*Motion carried.*

### **Site Plan Review, PC 21-136**

*Rick Peters, Zephyr Holdings LLC, 5676 E. Highland, Howell MI, PID# 4707-27-200-038, Industrial Zone District, M-1*

It was noted that the prior site plan showed buffer of evergreen trees along the west side of the property and the site plan submitted with this application does not indicate any evergreen trees. Mr. Peters stated that the board decided it wasn't necessary to screen that side as it is not visible from M-59. Discussion regarding aerial views that show boats parked on south west side of subject site in an area not noted for parking on the site plan. The applicant stated that his intentions are not to have that many boats any longer.

Motion by Commissioner Tatarcuk to recommend to the Oceola Township Board of Trustees to approve the site plan submitted by Rick Peters, PC 21-136 SUP Renewal for Zephyr Holdings LLC, 5676 E. Highland, Howell MI, PID# 4707-27-200-038, Industrial Zone District, M-1.

Motion seconded by Commissioner Kopjoe.

*Voice vote. Motion carried unanimously.*

### **ZONING COMMITTEE REPORT**

Chris Khorey, Township planning consultant, reviewed the memo dated June 2, 2021 regarding the General Provisions section of the Zoning Ordinance and discussion ensued pertaining to revisions proposed by the Zoning Ordinance Committee (ZOC). He will prepare further revisions as discussed by the Commission. The next ZOC meeting is scheduled for June 15, 2021.

### **PLANNER REPORT**

Chris Khorey relayed that the Township Board has approved going forward with the Master Plan update. A master plan study committee will be appointed by the Township Board consisting of members from the Planning Commission and the Board of Trustees. Commissioners Tim Weir, David Rivett, and Neal Glazebrook expressed their interest to serve on the committee. Two members of the Township Board will also be appointed.

### **SUPERVISOR REPORT**

Supervisor Bamber relayed that a pre-development meeting was held with the developer holding a purchase agreement on the property owned by Todd Wyatt and located in the Village Center east of the car wash. The site was previously approved on a conceptual basis for apartments. A new concept is being proposed for 112 single family homes that are built to rent and managed like an apartment complex. The conceptual proposal is for ranch style and 2 story dwellings with 2 to 4 bedrooms.

### **ATTORNEY REPORT**

Attorney Carver gave an update on the Lepek and Nowaki blight cases. She relayed that she is in the process of reviewing the new draft sign ordinance and thereafter will work on a civil infraction ordinance.

### **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly report for May 2021. The next Planning Commission meeting is scheduled for July 13, 2021 at 7:00 p.m. The Zoning Commission will meet

June 15, 2021. She relayed that she had received a confirmation from the State of Michigan that the Abel Care LLC adult foster care had been approved for a state license for up to 8 persons.

**COMMISSION MEMBER GENERAL DISCUSSION**

Commissioners held discussion regarding the conceptual MDOT roundabout plan at the M-59 and Latson Road intersection. Commissioner Weir relayed concern that the grade of the new sidewalk along Latson in front of the Community Center north of the Fire Station was too steep for a detectable warning strip. Commissioner Rivett informed the board that he will be unable to attend the July 13, 2021 Planning Commission meeting.

**ADJOURNMENT**

Motion by Commissioner Huff to adjourn the meeting at 8:45 p.m.

Motion seconded by Commissioner Weir.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator