

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 14, 2022**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, June 14, 2022 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 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 Weir to approve the meeting agenda of June 14, 2022 as presented.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Benear to approve the meeting minutes of May 10, 2022 as presented.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

PC 22-149 Second Chance Support Network, Dr. Giulio Cogo, Special Use Permit Application for a SUP for property located at 1369 N. Hacker, Howell MI, PID #4707-25-400-016, AR-Agricultural Residential Zone District, to operate a Sober Living Group Home.

Applicant Jennifer Bigelow, Executive Director of Second Chance Support Network and Attorney Dennis Brewer, representative for the applicant presented the application for a Special Use Permit. Second Chance Support Network is a mentoring program for men and women who come out of prison. There is a need for a sober living transitional home for men and they propose to house no more than 6 men at this location. The men will have criminal backgrounds, may have tethers, and will be post-incarcerated just coming out of jail. There will be a house manager on site, visits from male mentors and volunteers, the Executive Director, and weekly visits from a parole officer. The residents volunteer to be in the program and are not ordered by the court for admission. Their stay is 6-9 months and possibly up to a year if they work with the farming program on the property. The agency is also linked with a jobs program called Pathway. The applicant passed out a letter from the area Fire Department, EMS, Sheriff Department and State Police noting there will be no additional burden on these departments should the application be approved although they do not endorse or oppose it. The house will have a zero alcohol and drug tolerance as well as a curfew time to be inside the house, although they are not a substance abuse program. The program is not licensed as there is not a license for this type of home.

The Chair opened the hearing to public comment on this application.

Comments were made in opposition of the application from the following:

P. Arrowsmith, 7550 Summer Breeze Trail; L. Snyder, 1383 N. Hacker; E. Drellis, 1410 N. Hacker; C. Barker, 7791 Summer Breeze Trail; D. Tibbetts, 7549 Summer Breeze Trail; Gloria, 1264 N. Hacker; T. Westran, 1293 Sweet Grass Trail; B. Sarkella, 7850 Summer Breeze Trail; D. Bonadeo, 7774 Bent Grass Trail; Mario, 1264 N. Hacker; P. Snyder, 1383 N. Hacker; J. Jacobs, 7760 Dault Dr.; M. Rebh, 7676 Summer Breeze Trail; J. Rossi, 7580 Summer Breeze Trail.

Letters were received in opposition of the application from the following:

M. & D. LeGault, 1237 Sweet Grass Trail; B. & S. Stover, 7592 Summer Breeze Trail; C. Meier, 7635 Bent Grass Trail; C. Rowland, San Marino Woods; M. & D. Hayes, 7691 Summer Breeze Trail; C. & P. McCarthy, 7519 Summer Breeze Trail; J. Cipolla, 7828 Bent Grass Trail; M. & C. Brown, 7649 Bent Grass Trail; B. Lutz, 7767 Bent Grass Trail.

Many concerns related to: many safety risks to families and children in the surrounding area; criminals along with possible sex offenders and drug addicts living in the group home in an area where many children reside; parents very worried about safety of children and allowing them to play outside and in park and nature trail areas; creating an unsafe neighborhood; a better suited location could be found that is not next to a large neighborhood with many children who could potentially be put in harms way; there has already been at least one man who is on the sex offender list living on the property in a trailer in the rear of the yard; negative impact on the mental health of residents; reduced property values and negative impact on the resale of homes; would not have purchased their home if aware of a known use of this type bordering their neighborhood; this proposed special use fails to establish and meet the standards in Article 17 of the Oceola Township Zoning Ordinance.

Comments were made in favor of the application from the following:

B. Stevens, 1369 N. Hacker (current property owner), stated the person who was living in the trailer had served his prison term. He was sent to prison as a teen and came out at 50 years old. He lived on the property for 9 months and he now has his own house.

Attorney Brewer spoke on behalf of Second Chance Support Network and stated that they were willing to limit the residents to post incarcerated men that only had offences that related to sober living and no other offences.

Township Planning Consultant, Chris Khorey, explained the process for a Special Use Permit (SUP). Ultimately the Oceola Township Planning Commission renders final decision for a SUP and the Oceola Township Board of Trustees renders final approval of the site plan for the application.

Township Attorney, Chris Stritmatter, noted that the application for sober living group home is a vague term and if the applicant can be licensed as an Adult Foster Care Facility, then they don't need township approval. It is a confusing application for the Planning Commission to make a decision on and are now changing their request to house offenders for alcohol and drug abuse. There needs to be more information submitted from the applicant.

The Chair closed this portion of the public hearing at 8:15 p.m.

PC 22-150 Operating Engineers Local 324 JAFT, Inc., Commercial Planned Unit Development, Application for a CPUD for property located on E. Highland, Howell MI, PID #'s 4707-19-300-001, 4707-19-100-007, 4707-19-400-001, 4707-30-100-002, R-2 Residential Zone District, for the construction and use of a training arena.

David Davis, Monument Engineering Group Associates, Inc., and Steve Laskowski, Axiom, representative for the applicant presented the application for a Commercial Planned Unit Development

(CPUD). The project is for a 90,000 sq. ft., 55' tall building to be used as a training facility to house large industrial/commercial equipment indoors. It will be located currently where they already conduct training on the property in Oceola Township. There are approximately 600 contiguous acres altogether in Oceola and Howell Township. There will be a wash station, classrooms, breakrooms, and a shop area for heavy equipment repair. The high training time is during the winter so a building will help reduce noise with indoor training at this location. No trees will be removed and the building should not be visible from any road as it will be situated in the middle of the properties. It is a very unique use and there are none other in the region. It has not been determined if the drive access for equipment will be off Fisher Road or E. Highland. The property will be rezoned to a CPUD.

The Chair opened the hearing to public comment on this application.

Comments and questions were voiced regarding the application from the following:

C. Newmeyer, 2142 Laurel Oak Dr.; A. Newmeyer, 1704 Sanctuary Circle; P. Riley, 2195 Laurel Oak Dr., C. Cadotte, 2832 Fisher; T. Puterbaugh, 3056 Fisher; P. Riley, 2195 Laurel Oak Dr.; W. Parris, 2190 Laurel Oak Dr.; S. Callahan, 2195 Laurel Oak Dr.

Concerns and questions related to: the location and height of the facility, noise during the construction phase, traffic impact on M-59; maintenance and potholes on Fisher Rd.; indoor bomb training; possible increase in length of daily time they are using facility; impact on drainage run-off; noise from training equipment inside of building.

The applicants relayed the structure would be located approximately 1,000 ft. from the southern property line and the height is required to clear crane operating and other equipment height. The facility will not extend the daily business hours but may increase the number of students. Drainage will be contained in detention basin and managed to Livingston County Drain standards. The facility will be insulated and there will be no more noise than there is currently.

Hearing none other, the Chair closed the public hearing at 8:55 p.m.

OLD AND NEW BUSINESS

PC 22-149 Second Chance Support Network, Dr. Giulio Cogo, Special Use Permit Application for a SUP for property located at 1369 N. Hacker, Howell MI, PID #4707-25-400-016, AR-Agricultural Residential Zone District, to operate a Sober Living Group Home.

Planning Consultant, Christopher Khorey stated to disregard his review letter dated June 6, 2022 as missing information calls into question whether the applicant has sufficient interest in the site to apply for a SUP or if this type of use is a similar type use permitted by Special Use approval. He would recommend it be tabled for clarification.

Attorney Stritmatter felt there were many unclear items and inadequate information regarding services and the operation of the proposed use that needed to be addressed in writing for the application in order for the Planning Commission to make an informed decision. Board discussion ensued. The applicant expressed interest in having the application tabled in order to provide the Commission further information. Attorney Stritmatter relayed he could put together a list of questions and information needed that may be helpful for the Planning Commission. The applicant was agreeable to this and requested the matter be tabled.

Motion by Commissioner Huff per the request of the applicant, to table PC 22-149 Second Chance Support Network, Dr. Giulio Cogo, Special Use Permit Application for a SUP for property located at 1369 N. Hacker, Howell MI, PID #4707-25-400-01 for more information.

Motion seconded by Commissioner Benear

Roll Call vote 5-2-0

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

Motion carried.

PC 22-150 Operating Engineers Local 324 JAFT, Inc., Commercial Planned Unit Development, Application for a CPUD for property located on E. Highland, Howell MI, PID #'s 4707-19-300-001, 4707-19-100-007, 4707-19-400-001, 4707-30-100-002, R-2 Residential Zone District, for the construction and use of a training arena.

Planning Consultant, Christopher Khorey, summarized his review letter and explained the CPUD process. He noted the applicant will need several variances approved and could apply for them between the committee meetings and the final approvals. He recommends approval of the design in principle and recommends approval of the Preliminary Development Plan to the Township Board.

Motion by Commissioner Weir for approval of the design in principle and to recommend approval of the Preliminary Development Plan to the Township Board.

Motion seconded by Commissioner Huff

Roll Call vote 7-0-0

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

Motion carried.

PLANNER REPORT

Planning Consultant, Christopher Khorey relayed that the updated Master Plan was approved by the Township Board for distribution and the public hearing will be held at the Planning Commissions' August or September 2022 meeting. The zoning ordinance proposed amendments will be on the July 5th Township Board agenda for continuing discussion and the public hearing may possibly held at the August 16th Planning Commission meeting. The proposed Boji residential development in the Oceola Village Center has substantially changed to attached single family homes and will continue the planning process at the committee level. The Woodland Reserve development is moving close to being on the agenda.

ATTORNEY REPORT

Attorney Stritmatter reported that the municipal civil infraction ordinance was passed by the Township Board. The new zoning ordinance drafted will be enforced by civil infraction. He sent letters to identified violators and requested a response by 14 days.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for May 2022. The next regularly scheduled Planning Commission meeting is July 12, 2022 at 7:00 p.m. The Woodland Reserve committee met, June 7, 2022 at 5:00 p.m. and the committee is satisfied with the site plan although needs to review a PUD agreement and a road maintenance agreement. The City of Howell sent a Notice of Intent to Plan as they are preparing an updated Master Plan.

ADJOURNMENT

Motion by Commissioner Huff to adjourn the meeting at 9:26 p.m.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator