

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of July 13, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, July 13, 2021 with members: Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, and Timothy Weir. Chair Neal Glazebrook, Paul Kopjoe and David Rivett were absent. McKenna Planning Consultant, Christopher Khorey; Sheree Pierce, Planning/Zoning Administrator; and Attorney Karen Carver were also in attendance. Vice-Chair Stacy Tatarcuk called the meeting to order at 7:00 p.m.

**APPROVAL OF MEETING AGENDA**

Motion by Commissioner Huff to approve the meeting agenda of July 13, 2021 as presented.

Motion seconded by Commissioner Weir.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Weir to approve the meeting minutes of June 8, 2021 as presented.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

There were no public comments.

**PUBLIC HEARING**

***PC 21-137 Karen Chouinard, Chouinard Custom Furnishings***

*Application for a Special Use Permit Renewal for Chouinard Custom Furnishings located at 6078 Argentine, Howell MI, PID# 4707-26-300-004, Agricultural Residential Zone District, AR*

Applicant, Karen Chouinard and Erin Derry relayed they are not in the building yet due to the delays with Covid-19. Work should be done for occupancy in approximately 2 months. The upstairs will not be converted to office space but used as an attic for storage. There will be no distribution activity in this building and will be used as an office and storage. The engineered septic system is completed.

***PC 21-138 Boji Development, Inc.***

*Request for an amendment/approval in principle to the Oceola Village Centre CPUD and partial rezoning from RM, Residential Multiple Family Zone district to CPUD, Commercial Planned Unit Development located at the southeast corner of Latson & M-59, PID #4707-28-100-021*

Applicant, Joe Boji presented the conceptual development plan of 112 single family dwellings for rent. The design is for 28 ranches and 84 two story homes with 52% of open space. Planner Chris Khorey noted that the density standpoint falls well within the CPUD and complies with the Master Plan.

Hearing none other, the Vice-Chair closed the public hearing.

**OLD AND NEW BUSINESS**

***Special Use Permit Renewal, PC 21-137***

*Karen Chouinard, Chouinard Custom Furnishings, 6078 Argentine, Howell MI, PID# 4707-26-300-004, Agricultural Residential Zone District, AR*

Chris Khorey, Township planning consultant, reviewed his memo dated July 6, 2021 regarding the previous special use permit conditions and recommended renewal as the applicant is in compliance with the conditions of approval and has now limited their previous scope of use.

Motion by Commissioner Weir to approve the Special Use Permit renewal application for Karen Chouinard, Chouinard Custom Furnishings, 6078 Argentine, Howell MI, PID# 4707-26-300-004, Agricultural Residential Zone District, AR for a period of 5 years with the same prior conditions: 1) No more than three employees shall work on the site on any given day; 2) All paint and other hazardous materials must be disposed of using best environmental practices, as described in the document submitted by the applicant, and in compliance with all local, county, State, and Federal regulations for the material being disposed of; and 3) A \$5,000.00 performance bond must be submitted, to be refunded when all site plan approval conditions are met and all required on-site improvements have been completed.

Motion seconded by Commissioner Benear.

*Roll Call vote 4-0-0*

*(Weir-Y, Benear-Y, Huff-Y, Tatarcuk-Y)*

*Motion carried.*

#### ***Site Plan Review, PC 21-137***

*Karen Chouinard, Chouinard Custom Furnishings, 6078 Argentine, Howell MI, PID# 4707-26-300-004, Agricultural Residential Zone District, AR*

The inside of the building is being finished and the driveway is completed with crushed asphalt for the parking area (per the ZBA approval). The upper level will not be used for offices but will be closed off for attic storage.

Motion by Commissioner Huff to recommend to the Oceola Township Board of Trustees to approve the site plan submitted by Karen Chouinard, Chouinard Custom Furnishings, 6078 Argentine, Howell MI, PID# 4707-26-300-004, Agricultural Residential Zone District, AR.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

#### ***CPUD Amendment/Approval in Principle, PC 21-138***

*Boji Development, Inc., Oceola Village Centre CPUD, located at the southeast corner of Latson & M-59, PID #4707-28-100-021*

Chris Khorey, Township planning consultant, reviewed his memo dated July 7, 2021. He noted that he has no objection to the plan in principle although there are a number of design issues that would need to be worked out. A portion of the property will need to be rezoned to CPUD and will occur as part of the amended CPUD and incorporated into the approval process. Discussion continued regarding access into the Orchard Park development per pedestrian, bicycle, and/or a road connection; M-59 and Latson Road access design; parking spaces provided by 2 car garages and 82 extra spaces; on-site management and maintenance staff; cluster mailboxes.

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve in principle, CPUD Amendment PC 21-138 Boji Development, Inc., Oceola Village Centre CPUD, located at the southeast corner of Latson & M-59, PID #4707-28-100-021.

Motion seconded by Commissioner Huff.

*Roll Call vote 4-0-0*

*(Huff-Y, Weir-Y, Benear-Y, Tatarcuk-Y)*

*Motion carried.*

## **ZONING COMMITTEE REPORT**

Chris Khorey, Township planning consultant, relayed that Sheree Pierce, Zoning Administrator reviewed the process chapters of the Zoning Ordinance and made notes and revisions for discussion. He will have a full draft of the revised Zoning Ordinance for the September 14, 2021 Planning Commission meeting.

## **PLANNER REPORT**

Chris Khorey relayed that the Township Board has approved going forward with the Master Plan update and the master plan study committee should begin meeting within a few months.

## **SUPERVISOR REPORT**

Supervisor Bamber was not in attendance. Trustee Shumaker was in attendance and relayed that the Board will apply for the Covid Relief Fund (American Rescue Plan) per the recommendation of the MTA.

## **ATTORNEY REPORT**

Attorney Carver gave an update on the Leppek blight clean-up case.

## **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly report for June 2021. The next Planning Commission meeting is scheduled for August 10, 2021 at 7:00 p.m. The Township Board appointed a master plan update committee and Ocoola Village Centre CPUD committee for the proposed Boji Development amendment. Appointed to serve on the master plan update committee from the Planning Commission are Tim Weir, David Rivett, and Steven Benear and from the Township Board are Jamie Clay, Sean Dunleavy, and Lance Schuhmacher. Appointed to serve on the CPUD Ocoola Village Centre committee from the Planning Commission are Neal Glazebrook, Stacy Tatarcuk, and Steven Benear and from the Township Board are Jaime Clay, Bill Bamber, and Robert Henshaw.

## **COMMISSION MEMBER GENERAL DISCUSSION**

Commissioners held discussion that the Pine Ridge Commons development was part of the overall Pine Ridge subdivision HOA.

## **ADJOURNMENT**

Motion by Commissioner Huff to adjourn the meeting at 8:15 p.m.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator