

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of August 10, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, August 10, 2021 with members: Chair Neal Glazebrook, Secretary Steven Benear, Kieth Huff, David Rivett, and Timothy Weir. Vice-Chair Stacy Tatarcuk and Paul Kopjoe were absent. McKenna Planning Consultant, Danielle Bouchard; Sheree Pierce, Planning/Zoning Administrator; and Attorney Karen Carver 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 August 10, 2021 as presented.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Benear to approve the meeting minutes of July 13, 2021 as presented.

Motion seconded by Commissioner Weir.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

PC 21-139 Brida LLC

Application for a RM, Residential Multiple Family/RPUD, Residential Planned Unit Development for 226 residential apartment dwelling units located on E. Highland, PIN #4707-29-200-007

Applicant, Kevin Wilson, Brida LLC, Builder and Developer along with TK Design architect and Nowak & Fraus engineer presented the concept plan that included several revisions per the McKenna planning consultant's review comments. Mr. Wilson described the project consisting of 2 different products – 98 ranch apartment units plus an office unit and 127 apartment units within a 3 story “U” shaped building with a court yard in the middle for recreation activities. It is a challenge to build on this site due to the terrain and topography of the land. The design is to target senior residents. There are private investors and no public money for project investment.

Sarah Thomas, 4700 N Latson - on behalf of LLC (Livingston Land Conservancy)

A letter dated 8-10-21 was submitted to the Commission regarding concerns: the amount of grading; number of trees removed; detention pond at SW corner; runoff and outflow from the detention pond; retaining the nature preserve; rare plants and wildlife.

Lori Dostal, LLC, Brighton; Gary Edwards, LLC, Fenton; Katie Schlueter, LLC, Hartland; Roy Schwarz, LLC, Marion Twp.; Rhonda Fackert, LLC, Brighton expressed concerns pertaining to saving wildlife, quality open space, retention ponds, severe grading, runoff, soil erosion, protect the rural character of Livingston County, over-developed land.

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

OLD AND NEW BUSINESS

RM/RPUD Approval in Principle, PC 21-139

Brida LLC, RM/RPUD, E. Highland, PID #4707-29-200-007

Applicant, Kevin Wilson, presented the conceptual development plan of 98 ranch apartment units plus an office unit and 127 apartment units within a 3 story “U” shaped building for a proposed total of 225 units. The RM district would permit 236 units while a RPUD allows for 260 units. The RPUD plan requires 40% open space and the plan shows 45%. The applicant and his team reviewed the McKenna report and addressed each item. They also noted they had contacted MDOT and have had discussions regarding access design, deceleration lanes, and the future round-about at Latson. The design plan was submitted to MDOT.

Commissioners expressed concern for the west side of the development and buffering or saving trees abutting the conservancy property. They would like to protect the conservancy and the wetlands at the southwest corner of the subject site. There was some discussion of possibly using bioswales, rain gardens and other method to improve the retention areas and wetlands. The applicant stated they cannot eliminate the number of units and must have ranch units.

Danielle Bouchard, McKenna, noted the key points for discussion are the open space, save as many trees as possible, a more natural configuration along the east side, traffic concerns, and architectural design variation. They recommend approval in design and principle.

Motion by Commissioner Huff to recommend to the Oceola Township Board of Trustees to approve in principle, RM/RPUD Amendment PC 21-139 Brida LLC, E. Highland, PID #4707-29-200-007

Motion seconded by Commissioner Weir.

Roll Call vote 5-0-0

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

Motion carried.

ZONING COMMITTEE REPORT

There was nothing new to report. Chris Khorey, Township planning consultant will have a full draft of the revised Zoning Ordinance for the September 14, 2021 Planning Commission meeting.

PLANNER REPORT

There was nothing new to report.

SUPERVISOR REPORT

Supervisor Bamber was not in attendance.

ATTORNEY REPORT

Attorney Carver relayed that she is working with Chris Khorey on the sign ordinance and has given him her draft of comments.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for July 2021. The next Planning Commission meeting is scheduled for September 14, 2021 at 7:00 p.m. The master plan update committee will meet September 7, 2021, 5:00 p.m. – 6:30 p.m. and the Boji Development/Oceola Village Centre CPUD Amendment committee will meet September 14, 2021, 5:00 p.m. – 6:30 p.m.

COMMISSION MEMBER GENERAL DISCUSSION

Commissioners Weir inquired about the hours of operation at the Ocoola Community Center and Commission Rivett inquired about the Parrish blight case on Hughes Road.

ADJOURNMENT

Motion by Commissioner Weir to adjourn the meeting at 8:47 p.m.

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator