

OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of September 12, 2023

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, September 12, 2023 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Timothy Weir, Paul Kopjoe, and David Rivett. McKenna Planning Consultant, Christopher Khorey, Sheree Pierce, Planning/Zoning Administrator were also in attendance. Attorney Chris Stritmatter was absent. 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 September 12, 2023.

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Huff to approve the meeting minutes of June 13, 2023 as presented.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

PUBLIC HEARING

PC-23-158 The Road Community Church, Special Use Permit Renewal, for property located at 4101 Clyde Road, legally known as Tax ID #4707-04-300-018, in the AR, Agricultural Residential Zone District for use as a religious institution.

Pastor Chris Vitarelli was present and relayed that they were in the process of completing the site improvements. There were no public comments.

OLD AND NEW BUSINESS

PC-23-158 The Road Community Church, Special Use Permit Renewal, for property located at 4101 Clyde Road, legally known as Tax ID #4707-04-300-018, in the AR, Agricultural Residential Zone District for use as a religious institution.

Planning Consultant, Christopher Khorey summarized his review letter. He relayed that there have been several changes in the zoning ordinance recently and in this instance the paved parking lot requirement could be waived by the Planning Commission. He has no objection to waiving this requirement for this special use. The ordinance does require a minimum of 15 parking spaces. Pastor Vitarelli noted that the storm water basin has been constructed although the parking lot has not been curbed or paved yet.

Discussion ensued regarding the need to keep the sidewalks concrete for safety and a hard surface for the ADA parking spaces. The Commission discussed a minimum pavement of 25 ft. from the edge of the sidewalk which would include the ADA parking spaces. They could pave more of the parking lot should they desire. The plan shows 29 parking spaces.

Motion by Commissioner Weir to approve PC-23-158 The Road Community Church, Special Use Permit Renewal, for property located at 4101 Clyde Road, legally known as Tax ID #4707-04-300-018, in the AR, Agricultural Residential Zone District for use as a religious institution for a period of 5 years.

Motion seconded by Commissioner Huff.

Roll Call vote 7-0-0

Weir – Y; Tatarcuk – Y; Rivett – Y; Benear – Y; Kopjoe -- Y; Huff – Y; Glazebrook – Y

Motion carried.

Motion by Commissioner Huff to recommend site plan approval to the Township Board of Trustees with revisions to waive paving the parking lot area with the exception of a minimum of 25 feet from the edge of the sidewalk which would include the ADA parking spaces if the applicant should desire and indicated as sketched on site plan and completed by the end of the 2023 calendar year, for PC-23-158 The Road Community Church, for property located at 4101 Clyde Road, legally known as Tax ID #4707-04-300-018, in the AR, Agricultural Residential Zone District for use as a religious institution for a period of 5 years.

Motion seconded by Commissioner Weir.

Roll Call vote 7-0-0

Tatarcuk – Y; Rivett – Y; Benear – Y; Kopjoe -- Y; Huff – Y; Weir – Y; Glazebrook – Y

Motion carried.

PC-23-156 Broadmoor, Diverse Real Estate, LLC, Amendment for future phases of existing single family RPUD f.k.a. Forest Ridge, for property located s/w of E. Highland and N. Latson intersection, legally known as Tax ID #4707-29-400-043, -045, -047, -049, and -050 in the R-2 and R-3 RPUD District.

Motion by Commissioner Weir to table application PC-23-156 Broadmoor, Diverse Real Estate, LLC, Amendment to future phases of existing single family RPUD f.k.a. Forest Ridge, for property located s/w of E. Highland and N. Latson intersection, legally known as Tax ID #4707-29-400-043, -045, -047, -049, and -050 in the R-2 and R-3 RPUD District, as requested by the applicant in the email from Amie Ackerman, Lombardo Homes, dated September 8, 2023.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Discussion – Horse Stable/Animal and various ordinance regulations.

Discussion regarding creating regulations for the keeping of animals that are not part of an agricultural use, kennel, and not domestic pets. The Commission was not favorable about restricting the number of livestock in the AR and RR district per size/acreage of property. They were more inclined to look at complaint-based nuisance limits for manure and regulations for horse stables. The Township Planner will work on providing some draft language.

PLANNER REPORT

Planning Consultant, Christopher Khorey had no further items.

ATTORNEY REPORT

In Attorney Stritmatter's absence, Ms. Pierce relayed that he was working with Lombardo on the Master Deed for Broadmoor. Ken Skunda, Code Enforcement Officer and Supervisor Dunleavy are working on plans to take enforcement action (blight, junk vehicles, demolition) on the Parrish property at the northwest corner of M-59 and Hughes.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for June, July, August 2023. The next regularly scheduled Planning Commission meeting is October 10, 2023 at 7:00 p.m. at the Oceola Township Hall. Leo and Rachelle Wines requested a meeting with their attorney, Supervisor Dunleavy, and Ms. Pierce to discuss their interest in pursuing an event venue in their barn on Brophy Road. It was communicated that the ZBA approved a variance for 10ft of relief from the rear yard setback for property located on Gasser Ct. for construction of a residential home. Ms. Pierce reminded the Commissioners that Bill Bamber's retirement party is Wednesday, September 13, 2023 at Chemung Hills Golf Club from 4:00 – 7:00 p.m.

COMMISSION MEMBERS ITEMS

Chair Glazebrook stated the rezoning request at 5400 E. Highland (stone house and red barn) was approved. The City of Howell is preparing a new master plan and is accepting public comments. There will be a new mountain bike park at the County Filmore Park that will be complete in 1 to 2 years.

ADJOURNMENT

Motion by Commissioner Benear to adjourn the meeting at 8:53 p.m.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator