

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of September 14, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, September 14, 2021 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benaar, Kieth Huff, Paul Kopjoe David Rivett, and Timothy Weir. McKenna Planning Consultant, Chris Khorey; 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 Huff to approve the meeting agenda of September 14, 2021 as presented. Motion seconded by Commissioner Weir.
Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Benaar to approve the meeting minutes of August 10, 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 21-140 Bible Baptist Church

Application for a Special Use Permit for a temporary modular building to serve as a youth meeting space for Sunday services located at 2258 E. Highland, PIN #4707-30-302-593, R-2 Residential Zone District

Steve Morgan, representative for the applicant, presented the application. He relayed that the church has purchased 46 acres of land in Genoa Township at the southwest corner of Latson and Golf Club and will develop a campus community which will include a new church building. They are planning to move the congregation and occupy the new house of worship in 2 years. The congregation has grown and they need temporary space at the current location for 2 years. They propose to erect a modular structure for 2 years until they move into their new building. The modular structure has its own separate heating and cooling and electrical will be brought in and connected from the church building. The church restrooms will be used as there is no plumbing in the modular.

Hearing none other, the Chair closed the public hearing.

OLD AND NEW BUSINESS

Special Use Permit, PC 21-140

Bible Baptist Church, 2258 E. Highland, PID #4707-30-302-593

Chris Khorey, McKenna, explained that the application is for an amendment to the original Special Use Permit granted in 1988 to include a modular building. The property consists of 2 separate platted lots and the modular is shown to be located on the lot separate from the church. Therefore, the two

parcels will need to be combined together. The board should consider how the proposal will impact the neighbors to the east as the building will be closer.

Applicant representative, Steve Morgan, relayed that no trees will be removed. The location is not an overflow parking area although it is a grassy area. It will be used for 30-40 teens (grades 9-12) on Sunday mornings and some minimal use on Wednesdays between 6:00 – 7:00 p.m. and other sporadic times during the week. There will not be music in the modular. They don't anticipate any additional attendance, but need more space for existing members and are willing to add services to accommodate any attendance increases.

Motion by Commissioner Weir to amend the current special use for PC 21-140 Bible Baptist Church, 2258 E. Highland, Howell MI to approve a modular structure for up to 2 years with the conditions that parcel #'s 4707-30-302-593 and 4707-30-302-592 are combined and all current conditions are in place. 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.

Site Plan Review, PC 21-140

Bible Baptist Church, 2258 E. Highland, PID #4707-30-302-593

Chris Khorey, McKenna, noted several items for consideration in his review and discussion was held in regards to lining up the modular building with the front of the exiting principal building.

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve the site plan PC 21-140 Bible Baptist Church, 2258 E. Highland, Howell MI, parcel #'s 4707-30-302-593 and 4707-30-302-592 with the following revisions/additions: designate the final location of the temporary structure; provide construction plans for ramp; indicate the type of walkway material; submit site lighting plan.

Motion seconded by Commissioner Rivett.

Roll Call vote 7-0-0

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

Motion carried.

ANNUAL ELECTION OF OFFICERS

Motion by Commissioner Weir to nominate and elect Commissioner Glazebrook to the office of Chair.

Motion seconded by Commissioner Kopjoe.

Commissioner Glazebrook accepted the nomination.

Roll Call vote 7-0-0

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

Motion carried.

Motion by Commissioner Weir to nominate and elect Commissioner Tatarcuk to the office of Vice-Chair.

Motion seconded by Commissioner Glazebrook.

Commissioner Tatarcuk accepted the nomination.

Roll Call vote 7-0-0

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

Motion carried.

Motion by Commissioner Weir to nominate and elect Commissioner Benear to the office of Secretary.
Motion seconded by Commissioner Rivett.

Commissioner Benear accepted the nomination.

Roll Call vote 7-0-0

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

Motion carried.

ZONING COMMITTEE REPORT

Chris Khorey, Township planning consultant is preparing a full draft of the revised Zoning Ordinance.

PLANNER REPORT

There was nothing new to report.

SUPERVISOR REPORT

Supervisor Bamber had nothing new to report.

ATTORNEY REPORT

Attorney Carver gave an updated report on the Leppek blight case.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for August 2021. The next Planning Commission meeting is scheduled for October 12, 2021 at 7:00 p.m. with the Livingston County Planning Dept. providing a brief annual County Planning update and; a RM/RPUD conceptual approval for the Woodland Reserve development. The master plan update committee will meet October 5, 2021, 5:00 p.m. – 6:30 p.m. and the Brida LLC (Highland Knolls/Bethel Green) RM/RPUD committee will meet October 19, 2021, 6:00 p.m. The members appointed to the Brida LLC committee are: David Rivett, Tim Weir, Paul Kopjoe (Planning Commission representatives) and Bill Bamber, Lance Schuhmacher, Christine Andrews (Township Board representatives).

COMMISSION MEMBER GENERAL DISCUSSION

Commissioner Weir inquired about any new information regarding the Brida LLC proposed development. It was noted that they intend to begin developing the ranch units first and complete the project in 2026.

ADJOURNMENT

Motion by Commissioner Tatarcuk to adjourn the meeting at 8:01 p.m.

Motion seconded by Chair Glazebrook.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator