

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of October 12, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, October 12, 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 Benaar to approve the meeting agenda of October 12, 2021 as presented.

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Tatarcuk to approve the meeting minutes of September 14, 2021 as presented with a correction on page 2 to approve the site plan “PC 21-139 Brida LLC, E. Highland, PID #4707-29-200-007” to “PC 21-140 Bible Baptist Church, 2258 E. Highland, PID #4707-30-302-593 and 4707-30-302-592.”

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PRESENTATION

Livingston County Planning Department Update – Planner Rob Sanford and Livingston County Planning Commission Representative

Request to postpone the presentation until the next meeting.

PUBLIC HEARING

PC 21-141 Group 10 Management (Woodland Reserve)

Application for a RM, Residential Multiple Family / RPUD, Residential Planned Unit Development for 140 condominium duplex units located on E. Highland, PID #4707-29-200-019 and -006

Scott Tousignant, Boss Engineering, representative for the applicant, presented the application. The property is 60 acres located on the south side of M-59 west of Latson. It is heavily wooded with many natural features which will be the focus of preservation within the development. The plan retains 32 acres of open space (52% of the site) of which much is wetlands, woodlands, and flood plains. The development proposes 70 duplex condominium residential buildings for 140 dwelling units. The density of the development is 2.3 units per acre which is below the 3-5 dwelling units per acre the Master Plan calls for. There is a gazebo adjacent to Bogue Creek and a walking path to connect to the Township Park. The duplex units will have several different styles and variations of elevations with photo cell coach lighting on the garages and street trees. There are two miles of sidewalk within the community and along M-59. A pre-application meeting was held with MDOT pertaining to the two access drives for Woodland Reserve off M-59 and the proposed development across M-59 as well as the proposed MDOT improvements at M-59 and Latson.

The Chair opened the public hearing for public comment.

Sara Thomas, 4700 N. Latson, Howell MI

As a concerned citizen and President of Livingston Land Conservancy, her concern is the protection of the integrity of Bogue Creek.

Scott Tousignant, Boss Engineering, relayed that they do not want to cross Bogue Creek at all and will leave it as is.

Christopher Sharrard, 1510 Secretariat Way, Howell MI

He inquired if there will be any impact to his neighborhood (Forest Ridge).

Scott Tousignant, Boss Engineering, relayed there is a 30' buffer on the east side and won't be touching the south side of Bogue Creek.

Hearing none other, the Chair closed the public hearing.

OLD AND NEW BUSINESS

RM/RPUD, Approval in Principle, PC 21-141

Group 10 Management (Woodland Reserve), E. Highland, PID #4707-29-200-019 and -006

Chris Khorey, McKenna, reviewed his report of the preliminary development plan for Woodland Reserve. The review comments analyzed the preliminary development plan design and the preliminary development plan approval criteria. It is their recommendation that the Planning Commission approve the design in principle and recommend approval of the preliminary development plan to the Township Board. Commissioners held discussion and concurred with the report. They expressed appreciation of the design to preserve as much of the natural features on the site as possible.

Motion by Commissioner Weir to approve the design in principle and recommend approval of the preliminary development plan to the Township Board for PC 21-141 *Group 10 Management (Woodland Reserve), for a RM, Residential Multiple Family / RPUD, Residential Planned Unit Development for 140 condominium duplex units located on E. Highland, PID #4707-29-200-019 and -006.*

Motion seconded by Commissioner Rivett.

Roll Call vote 7-0-0

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

Motion carried.

ZONING COMMITTEE REPORT

Chris Khorey, Township planning consultant will have a full draft of the revised Zoning Ordinance for the Commission to review at their next meeting.

PLANNER REPORT

The master plan committee has met several times and will meet again on November 9, 2021. Future meetings will focus on updated detailed data from MHOG on water and sewer infrastructure, housing market data, trails and roads.

SUPERVISOR REPORT

Supervisor Bamber was not present.

ATTORNEY REPORT

Attorney Carver relayed that she just received a draft of a RPUD Agreement for the Brida LLC proposed residential development. She will review it and provided comments.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for September 2021. The next Planning Commission meeting is scheduled for November 9, 2021 at 7:00 p.m. The master plan update committee will meet November 9, 2021, 5:00 p.m. – 6:30 p.m. prior to the Planning Commission meeting, and the Brida LLC (Highland Knolls/Bethel Green) RM/RPUD committee will meet October 19, 2021, 6:00 p.m.

COMMISSION MEMBER GENERAL DISCUSSION

Commissioners held discussion regarding tree surveys and meaning of ratings; M-59 & Latson traffic; bike lanes; ITC corridor pertaining to trails and pedestrian access; solar and wind development.

ADJOURNMENT

Motion by Chair Glazebrook to adjourn the meeting at 8:27 p.m.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator