

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of November 14, 2023**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, November 14, 2023 with members: Chair Neal Glazebrook, Secretary Steven Benear, Kieth Huff, Timothy Weir, Paul Kopjoe, and David Rivett. Absent: Vice-Chair Stacy Tatarcuk. McKenna Planning Consultant, Mara Braciszewski, Sheree Pierce, Planning/Zoning Administrator, and Attorney Chris Stritmatter were also in attendance. Chair Neal Glazebrook called the meeting to order at 7:00 p.m. at the Oceola Township Community Center, 1661 N. Latson, Howell, MI.

**APPROVAL OF MEETING AGENDA**

Motion by Commissioner Huff to approve the meeting agenda of November 14, 2023.

Motion seconded by Commissioner Kopjoe.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Benear to approve the meeting minutes of September 12, 2023 as presented.

Motion seconded by Commissioner Weir.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

Patrice Schreiber, 4500 E. Allen, relayed that she has lived in the Township for 26 years and she would like to see some regulations regarding livestock and particularly horses in the zoning ordinance to prevent any negative impact.

**OLD AND NEW BUSINESS**

*PC-23-156 Broadmoor, Lombardo Homes, M-59 gateway subdivision entrance signage 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.*

Planning Consultant, Mara Braciszewski, summarized their review letter. She relayed that the proposed freestanding sign exceeds the maximum 16 sq ft in area, although is permitted due to its architectural gateway element, which is allowed in the zoning ordinance. Only one freestanding sign is allowed at one subdivision entrance. Since they are seeking two freestanding signs, one for a gateway and one for marketing, both signs will need to be approved via the PUD Amendment process.

Aime Ackerman, Lombardo Homes, relayed the gateway sign is shown to be located on the west side of the entrance road, setback from M-59, and will have uplighting.

Motion by Commissioner Huff to approve PC-23-156 Broadmoor, Lombardo Homes, M-59 gateway subdivision entrance signage 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 through a RPUD amendment.

Motion seconded by Commissioner Weir.

*Roll Call vote 6-0-1*

*Weir – Y; Rivett – Y; Benear – Y; Kopjoe – Y; Huff – Y; Glazebrook – Y; (Tatarcuk absent)*

*Motion carried.*

*PC-23-160 Broadmoor, Lombardo Homes, M-59 marketing entrance signage 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.*

Planning Consultant, Mara Braciszewski, summarized their review letter. She relayed that the proposed freestanding temporary sign exceeds the maximum 16 sq ft in area by 8 sq ft and maximum 6 ft in height by 6 inches. Therefore, the sign will need to be approved via the PUD Amendment process. Given the location on the high-speed, high-traffic M-59 corridor, the Board considered the temporary sign acceptable until there is an 85% occupancy in the development or for a period of 2 years, whichever comes first.

Motion by Commissioner Weir to approve PC-23-160 Broadmoor, Lombardo Homes, M-59 temporary marketing entrance sign 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 as submitted temporarily until there is an 85% occupancy in the development or for a period of 2 years, whichever comes first through a RPUD amendment.

Motion seconded by Commissioner Kopjoe.

*Roll Call vote 6-0-1*

*Rivett – Y; Benear – Y; Kopjoe – Y; Huff – Y; Weir – Y; Glazebrook – Y; (Tatarcuk absent)*

*Motion carried.*

PC 23-159 Highland Knolls, signage for apartment housing development, for property located on M-59 and Hawthorn Meadows, legally known as Tax ID #4707-29-200-030, in the RM/RPUD Zone District.

Planning Consultant, Mara Braciszewski, summarized their review letter. She relayed that the applicant submitted 8 signs although the gateway sign is already approved and added content to it does not need additional approval. The rest of the signs do not meet ordinance requirements and are not permitted unless they can be justified by meeting the purpose of the RPUD provisions and through the PUD Amendment process. The Commission reviewed each sign and concurred that they would be inclined to approve the same type of signage as was approved for the previous cases for the Broadmoor development, especially since they are located across the street from each other.

Motion by Commissioner Huff to table PC 23-159 Highland Knolls, signage for apartment housing development, for property located on M-59 and Hawthorn Meadows, legally known as Tax ID #4707-29-200-030, in the RM/RPUD Zone District to allow the applicant to submit new renderings to fit within the regulations of the zoning ordinance.

Motion seconded by Commissioner Weir.

*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. Planning Consultant, Mara Braciszewski, summarized their review letter highlighting key sections for discussion. Discussion centered around regulations for manure handling, livestock limits, and rescue or shelter operations. Planner will revise the draft language for discussion at the next meeting.

### **PLANNER REPORT**

Planning Consultant, Mara Braciszewski, reviewed their memo regrading House Bill 5120 - Wind and Solar Zoning Pre-Exemption. Solar Energy Facilities that produce 50-100 megawatts will be regulated by the State unless a local community opts-in to regulate those facilities under its zoning. If it does, the Ordinance cannot be stricter than the State regulations. Wind and solar energy facilities that generate less energy than the limits described in the bill are still subject to local zoning. For solar, Oceola's ordinance has a road setback of 70 ft, and the MPSC/State Law has a road setback of 50 ft. So, to opt-in, Oceola will need to amend the zoning ordinance road setback from 70 ft to 50 ft.

Motion by Commissioner Huff to set a public hearing for the next scheduled Planning Commission meeting to amend the Zoning Ordinance, Section 5.41 Solar Energy System to align with the State's road setback regulation.

Motion seconded by Commissioner Kopjoe.

*Roll Call vote 6-0-1*

*Benear – Y; Kopjoe – Y; Huff – Y; Weir – Y; Rivett – Y; Glazebrook – Y; (Tatarcuk absent)*

*Motion carried.*

### **ATTORNEY REPORT**

Attorney Stritmatter relayed that the Township Board approved amending the Anti-Blight ordinance to include the International Property Maintenance Code, thereby, strengthening our enforcement ability.

### **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for September and October 2023. The next regularly scheduled Planning Commission meeting is December 12, 2023 at 7:00 p.m. at the Oceola Township Hall. Tyrone Township is preparing an updated master plan and requests consideration to review and comment on the plan by December 28, 2023. Livingston County Department of Planning is holding workshops through the Michigan State University Extension pertaining to the Roles and Responsibilities of a Planning Commission. If interested, Oceola Township will register the participant and incur the cost of the classes.

### **COMMISSION MEMBERS ITEMS**

Chair Glazebrook relayed that a new mountain bike park was approved at the County Filmore Park and construction should start soon. He also expects to be appointed to the County Parks and Open Space Committee.

### **ADJOURNMENT**

Motion by Commissioner Kopjoe to adjourn the meeting at 9:12 p.m.

Motion seconded by Commissioner Benear.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator