

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of December 12, 2023**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, December 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, 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 Hall, 1577 N. Latson, Howell, MI.

APPROVAL OF MEETING AGENDA

Motion by Commissioner Kopjoe to approve the meeting agenda of December 12, 2023.
Motion seconded by Commissioner Tatarcuk.
Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Weir to approve the meeting minutes of November 14, 2023 as presented.
Motion seconded by Commissioner Huff.
Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There was no public comment.

PUBLIC HEARING

Proposed Zoning Amendment to amend the regulations on solar energy facilities to comply with recent State legislation.

Planner Khorey explained the new State Legislation regarding solar energy facilities will go into effect November 2024 and to comply with this recent legislation the Township can enforce a 50 ft. front setback instead of the current 70 ft. front setback therefore being equal to the new legislation. Being =< the State legislation will keep local control of all solar energy facilities.
There were no public comments. The Chair closed the public hearing.

Motion by Commissioner Huff to recommend approval of amending the Zoning Ordinance for Oceola Township to ensure compatibility of the Township's Solar Regulations with Public Act 233 of 2023 by amending Section 5.41.5.B minimum setbacks to 1) Front: 50 ft; 2) Side: 20 ft; 3) Rear: 50 ft.

Motion seconded by Commissioner Weir.

Roll Call vote 7-7-0

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

Motion carried.

OLD AND NEW BUSINESS

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.

Planning Consultant, Chris Khorey, summarized their review letter and noted there were two parts of the Amendment. One part is the signage amendment that was recommended to the Township Board for

approval and the other is the split of the HOA between Broadmoor and Forest Ridge(s). The roads and sidewalks would be accessible to everyone and there will be five new recreation facilities in Broadmoor.

Aime Ackerman, Matt Bush, Jennifer Thomas, representing Lombardo Homes, were in attendance. Ms. Ackerman relayed the PUD Agreement and Master Deed are documents between Lombardo and the Township. The document recorded in 2005 ties all HOA's together and one can't do something without the other agreeing. The HOA's will have separate recreation facilities and will have to police themselves.

Motion by Commissioner Weir to recommend approval to the Oceola Board of Trustees, PC-23-156 Broadmoor, Diverse Real Estate, LLC, 2nd Amendment to Forest Ridge PUD Agreement, Broadmoor master deed lots 1-29, by-laws, declaration of covenants, site plan lots 1-186, and all related exhibits, 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 presented.

Motion seconded by Commissioner Huff.

Roll Call vote 7-7-0

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

Motion carried.

PC 23-159 Highland Knolls, 2nd Amendment to the RPUD 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. (tabled November 14, 2023)

Planning Consultant, Chris Khorey, summarized their review letter. He relayed that the applicant had previously submitted 8 signs and has now reduced the amount to 3 signs. The marketing sign meets the ordinance standards for size and height although needs approval through the RPUD Amendment process along with the other 2 signs. The other signage requested is a 4 sq ft temporary wall sign, to be affixed to the leasing office and removed when a CO has been issued for Building 9 and a 4 sq ft permanent wall sign, to be affixed to the leasing office to replace sign 2 when it is removed. Since these are directional signs to the office and meet dimensional requirements, he recommended considering the deviations to be justified and permitting them along with additional time for the marketing sign. In addition, Mr. Khorey recommended that the illumination provision be removed. The signage would be consistent with the Broadmoor development across the street on E. Highland.

Motion by Commissioner Huff to recommend approval to the Oceola Board of Trustees, PC-23-159 2nd Amendment to PUD Agreement for Highland Knolls and Bethel Green at Highland Knolls for 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 as presented with the condition that the illumination provision be removed.

Motion seconded by Commissioner Benear.

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

Motion carried.

Discussion – Horse Stable/Animal and various ordinance regulations.

Further discussion regarding creating regulations for the keeping of animals. Planning Consultant, Chris Khorey, relayed that he added a chart for livestock, rescue/shelter, and other categories of animals. Discussion centered around regulations for manure handling, livestock limits, and rescue or

shelter operations. The Commission felt the ratio per acre for larger animals should be 1 per 1 acre and the term Sanctuary should be added to Rescue or Shelter Operations. Planner will revise the draft language for discussion at the next meeting.

ELECTION OF OFFICERS

Motion by Commissioner Huff to elect Commissioner Benear to the Office of Secretary for the Oceola Township Planning Commission.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Motion by Commissioner Weir to elect Commissioner Tatarcuk to the Office of Vice-Chair for the Oceola Township Planning Commission.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

Motion by Commissioner Kopjoe to elect Commissioner Glazebrook to the Office of Chair for the Oceola Township Planning Commission.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

PLANNER REPORT

There was no report.

ATTORNEY REPORT

Attorney Stritmatter provided training for Commissioners regarding the Open Meetings Act.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for November 2023. The next regularly scheduled Planning Commission meeting is January 9, 2024 at 7:00 p.m. at the Oceola Township Hall. Livingston County Planning Commission sent Notice of Intent to prepare a new master plan. Planning Commission and ZBA members will become members of the Michigan Association of Planning (MAP) compliments of Oceola Township. This will provide Commissioners with educational opportunities as well as access to their website and magazine for a wealth of information. Supervisor Dunleavy supports educational opportunities and is open to requests to keep members informed and participate in educational trainings and workshops.

COMMISSION MEMBERS ITEMS

Commissioner Kopjoe brought up the idea of a crosswalk at M-59 and Latson. Planner Korey responded that they could talk to the Road Commission regarding a possible location at the Community Center and proposed Avenue Apartments to see what they might do or allow the Township to do. The round-about is still moving ahead with MDOT in 2027-2028.

ADJOURNMENT

Motion by Commissioner Kopjoe to adjourn the meeting at 8:37 p.m.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator