

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 13, 2024**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, February 13, 2024 with members: Chair Neal Glazebrook, Secretary Steven Benear, Kieth Huff, Timothy Weir, Paul Kopjoe, and David Rivett. Vice-Chair Stacy Tatarcuk absent. 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 Weir to approve the meeting agenda of February 13, 2024.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Benear to approve the meeting minutes of January 9, 2024 as presented.

Motion seconded by Commissioner Weir.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

Patrice Schreiber, 4500 E. Allen, stated that there is a change in ownership at 4441 Mack and feels they may be operating a business that would fall under Agrotourism and asked to have an inspection done in this regard.

OLD AND NEW BUSINESS

Discussion – Livestock/Animal zoning ordinance regulations.

Continued discussion and review of the proposed regulations for the keeping of animals per the revised memo prepared by Planner Khorey dated February 7, 2024. Discussion centered around regulations for manure handling, livestock limits, and rescue, shelter, and sanctuary operations. The Commission concurred on several changes/revisions to the draft language. Planner will revise the draft language for a public hearing.

Motion by Commissioner Huff to move the draft zoning ordinance animal amendments to a public hearing per the McKenna Memorandum prepared by Planner Chris Khorey, dated February 7, 2024 with the following changes:

Page 1: Add horses to the Livestock definition.

Page 2: 1) C. Add language pertaining to “over 6 months of age”; Add “elk and deer” to fur-bearing animals; change 0.1 to .05 for chickens, ducks, or other livestock birds and add rabbits; 4) A. Change minimum acreage from 4 to 5 acres.

Page 3: 4) E. Change Adequate Facilities to “Safe and Sanitary Facilities”; Add language that Planning Commission can hire an outside resource at the cost of the owner/applicant to provide expertise opinion to ensure that all animals have safe, sanitary, sufficient space and facilities; 4) F. Change from Kennel language to add GAAMPS for manure handling language; 4) G. Change existing Kennel language to Sec. 5.04 4) G.; Sec 12.29 G. Remove the sentence, *Operating a private horse stable that is not open to the general public shall be considered keeping the horses as “pets.”*; H. Add C. *Maximum Number of Animals: 1 Animal Unit Per Acre.*

Page 4: D. 1. Change 100 feet to 50 feet and add 150 feet from any dwelling. Remove D. 3.; Remove E. 3.

Page 5: Change Rescue/Shelter/Sanctuary Operation table from 4 acres or more to 5 acres or more or eliminate table if redundant.

Additionally, Change the Zoning Ordinance Use Table to remove Stables as public or private.

Motion seconded by Commissioner Weir.

Roll call vote 6-0-0

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

Motion by Chair Glazebrook to set a public hearing for the draft Animals Amendment to the Zoning Ordinance on March 12, 2024 at the Planning Commission meeting.

Motion seconded by Commissioner Huff.

Roll call vote 6-0-0

Voice vote. Motion carried unanimously.

PLANNER REPORT

Chris Khorey noted that there was not a minimum width standard for dwellings in the zoning ordinance and inquired if the Commission thought they would like to address this. It was concurred that it doesn't seem necessary since the minimum square foot of a dwelling was increased to 1,200 sq. ft. The Livingston County Planning Dept. in conjunction with Housing Catalysts have been working on ordinance regulations for Accessory Dwelling Units (ADU). They provided a sample ordinance for all municipalities in the County that is modifiable to suit individual needs. The Commission was interested in Mr. Khorey providing some language to review and discuss for Oceola Township.

ATTORNEY REPORT

Attorney Stritmatter relayed he is working on a police power ordinance to incorporate the International Property Maintenance Code.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for January 2024. The next regularly scheduled Planning Commission meeting is March 12, 2024 at 7:00 p.m. at the Oceola Township Hall. The zoning amendment for regulations on solar energy facilities was reviewed by Livingston County Planning Commission at their meeting on January 17, 2024 and they recommended it favorably to Oceola Township Board of Trustees. The zoning amendment will be placed on the Oceola Township Board of Trustees March 5, 2024 meeting agenda for review and possible approval.

COMMISSION MEMBERS ITEMS

Commissioner Kopjoe inquired about the discussion of a crosswalk on Latson Road. Supervisor Dunleavy relayed that he will speak with the Road Commission pertaining to this matter. Chair Glazebrook informed that he will be attending the MAP Transportation Bonanza Conference this week. Also, he was appointed to the Parks & Open Space County Board.

ADJOURNMENT

Motion by Commissioner Benear to adjourn the meeting at 8:28 p.m.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator