

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of January 11, 2022**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, January 11, 2022 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, David Rivett, and Timothy Weir. McKenna Planning Consultant, Danielle Bouchard; 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 Weir to approve the meeting agenda of January 11, 2022 as presented.  
Motion seconded by Commissioner Huff.  
*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Benear to approve the meeting minutes of December 14, 2021 as presented.  
Motion seconded by Commissioner Tatarcuk.  
*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

There were no public comments.

**PUBLIC HEARING**

*PC 21-142 Country Mouse Child Care Inc., James & Shalyn Poisson, SUP Renewal  
SUP Renewal Application for a SUP Renewal for property located at 7739 Clyde Road, Fenton MI, PID #4707-01-400-037, AR Agricultural Residential Zone District, to operate a child care facility.  
Applicant James Poisson relayed that he and his wife are taking over the business from his mother and will run it in the same manner.*

*PC 21-143 Orvis Machine Tool Inc., Everett Orvis, SUP Renewal  
Application for a SUP Renewal for property located at 5253 Clyde Road, Howell MI, PID #4707-03-300-019, AR Agricultural Residential Zone District, to operate a machine shop.  
Applicant Everett Orvis relayed that he has a small, quiet machine shop and now mostly does assembly.*

Hearing none other, the Chair closed the public hearing.

**OLD AND NEW BUSINESS**

*Special Use Permit Renewal, PC 21-142*

*Country Mouse Child Care Inc., 7739 Clyde Road, PID #4707-01-400-037*

Motion by Commissioner Rivett to approve the special use permit renewal for PC 21-142 Country Mouse Child Care Inc., 7739 Clyde, Fenton MI, PID #4707-01-400-037 for 5 years with the same conditions: 1) current valid license from the State of Michigan; 2) the building is not to be used for rental purposes or sold as a separate home; 3) not to exceed 12 children; 4) hours of operation 6:00 a.m. to 7:00 p.m., Monday – Friday and; 5) special use permit #PC 21-142 expires 5 years from date of approval.

Motion seconded by Commissioner Kopjoe.

*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 21-142*

*Country Mouse Child Care Inc., 7739 Clyde Road, PID #4707-01-400-037*

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve site plan PC 21-142 Country Mouse Child Care Inc., 7739 Clyde, Fenton MI, PID #4707-01-400-037. Motion seconded by Commissioner Huff.

*Voice vote. Motion carried unanimously.*

*Special Use Permit Renewal, PC 21-143*

*Orvis Machine Tool Inc., 5253 Clyde Road, PID #4707-03-300-019*

Motion by Commissioner Huff to approve the special use permit renewal for PC 21-143 Orvis Machine Tool Inc., 5253 Clyde, Fenton MI, PID #4707-03-300-019 for 5 years with the same conditions: 1) maximum number of machines to be limited to seven (7); 2) four (4) machines located in the basement and three (3) machines located in the garage; 3) business plan submitted on file (May 12, 1994) shall continue to be followed and; 4) special use permit #PC 21-143 expires 5 years from date of approval.

Motion seconded by Commissioner Tatarcuk.

*Roll Call vote 7-0-0*

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

*Motion carried.*

*Site Plan Review, PC 21-143*

*Orvis Machine Tool Inc., 5253 Clyde Road, PID #4707-03-300-019*

Motion by Commissioner Weir to recommend to the Oceola Township Board of Trustees to approve site plan PC 21-143 Orvis Machine Tool Inc., 5253 Clyde, Fenton MI, PID #4707-03-300-019.

Motion seconded by Commissioner Huff.

*Voice vote. Motion carried unanimously.*

*RM/RPUD Final Approval, PC 21-139*

*Brida LLC, E. Highland, PID #4707-29-200-007*

Applicant Kevin Wilson, reviewed the RPUD Agreement changes requested by the Brida LLC sub-committee. He relayed they received conceptual approval from MDOT and discussion ensued regarding pending MDOT recommendation for a left-hand turn out of the site. Applicant requested postponement and a special meeting in approximately 2 weeks in order to secure more information.

Motion by Commissioner Weir to postpone PC 21-139 RM/RPUD Final Approval, Brida LLC, E. Highland, PID #4707-29-200-007 at the applicant's request for a special meeting.

Motion seconded by Commissioner Rivett.

*Voice vote. Motion carried unanimously.*

*Site Plan Review, PC 21-144*

*2021 Howell, LLC, Anthony Rau, E. Highland, PID #4707-27-200-041*

Owner Anthony Rau, Scott Finkbeiner, Jason Arlow, AEW Architects, presented the site plan for a 20,000 sq. ft. metal multi-tenant space building with two points of ingress/egress. Rauhorn Electric will occupy 1-2 lease spaces and there are currently no other tenant leases secured.

Danielle Bouchard, McKenna, went over their written review of the site plan and recommended postponement in order for revisions to be made and resubmitted. Tetra Tech (Oceola Township

engineering consultants) submitted a written review and noted several concerns and recommended the site plan to be revised. The Commission noted that stake trucks and semi-trucks would be coming to the site and a truck turn around should be shown on the plan. They also noted that outdoor storage cannot be stacked above the fencing.

Joe Ricardi, San Marino Excavating stated he owns 3 parcels at the end of Twin Hills Drive and voiced that the 2004 private road maintenance agreement is inadequate to support any additional traffic. He felt the area is not designed for one ingress and egress and the company currently parks trucks on the road every day.

Motion by Commissioner Huff to postpone PC 21-144 Site Plan Review, 2021 Howell, LLC, Anthony Rau, E. Highland, PID #4707-27-200-041 at the applicant's request to the February 8, 2022 Planning Commission meeting for a revised site plan per the planning and engineering consultants' recommendations and Planning Commission comments.

Motion seconded by Commissioner Kopjoe.

*Voice vote. Motion carried unanimously.*

*Review of Draft Zoning Ordinance Revisions*

No review was held.

#### **PLANNER REPORT**

There was no report.

#### **SUPERVISOR REPORT**

Supervisor Bamber was not in attendance.

#### **ATTORNEY REPORT**

Attorney Carver had no report.

#### **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly report for December 2021 and the 2021 Annual Report. The next regularly scheduled Planning Commission meeting is February 8, 2022 at 7:00 p.m. The master plan update committee will meet January 12, 2022, 5:00 p.m. – 6:00 p.m. The Woodland Reserve Committee is scheduled to meet on January 12, 2022, 6:00 p.m.

#### **COMMISSION MEMBER GENERAL DISCUSSION**

Commissioner Kopjoe relayed the local news reported that a traffic light was planned to be installed at Argentine and M-59 possibly this year. Further discussion regarding housing developments and traffic impact on M-59.

#### **ADJOURNMENT**

Motion by Commissioner Benear to adjourn the meeting at 9:05 p.m.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator