

**OCEOLA TOWNSHIP ZONING BOARD OF APPEALS  
Meeting Minutes of November 22, 2022**

The Oceola Township Zoning Board of Appeals held a Regular Meeting on Tuesday, November 22, 2022 with members: Chair Richard Renaud, Vice-Chair Jan Kellogg, Denise Bible, Mike Yenshaw, and Neal Glazebrook in attendance. Sheree Pierce, Planning/Zoning Administrator, Chris Khorey, McKenna Planning Consultant, and Chris Stritmatter, Township Attorney were also in attendance. Vice-Chair Jan Kellogg called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag. Chair Renaud arrived at 7:10 p.m. and took over chairing the meeting.

**APPROVAL OF MEETING AGENDA**

Motion by Commissioner Glazebrook to approve the meeting agenda.

Motion seconded by Commissioner Bible.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MEETING MINUTES**

Motion by Commissioner Yenshaw to approve the meeting minutes of March 3, 2020 as presented with the correction to change “Planning Commission” to “Zoning Board of Appeals” in the introductory paragraph on Page 1.

Motion seconded by Commissioner Bible.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

There were no comments.

**PUBLIC HEARING**

Application #ZBA 22-104 & 105, Operating Engineers Local 324, property located on E. Highland, Howell MI, legally known as Tax ID # 4707-19-300-001

- *ZBA 22-104: Dimensional Variance request in the proposed CPUD Commercial Planned Unit Development District from the requirement of a paved driveway and parking area curbed and guttered, for a training facility arena, pursuant to Oceola Township Zoning Ordinance, Article 8.08 (10) A.*
- *ZBA 22-105: Dimensional Variance request in the proposed CPUD Commercial Planned Unit Development District from the requirement of sidewalks, for a training facility arena, pursuant to Oceola Township Zoning Ordinance, Article 8.08 (10) D.*

The Chair opened the Public Hearing.

Chris Khorey, Planning Consultant provided background per the proposed project of a new training arena on the training campus. They currently operate under a Special Use Permit in the R-2 zoning but for the proposed project, will need to develop under a CPUD. There are requirements of this section that need 2 dimensional variances.

David Davis, Monument Engineering, representing the applicant, noted that there is a hard compacted 2-track dirt road that is in good shape and well graded that goes from the school to the training area and is not open to the public. Given the length of the drive and the heavy machinery on the driveway and parking lot, the applicant does not want to pave the entire driveway and parking lot and is seeking

a variance. Additionally, there is only about 300 ft. of frontage along Fisher Road where the driveway connects and sidewalks are required; therefore, they are requesting a variance from the sidewalk requirement. Fisher Road is unpaved with no sidewalks along its entire length. They do propose a sidewalk along the building frontage per ordinance requirement.

Alan and Barbara Pfau, 1903 Eager, expressed concerns about stormwater runoff to Bogue Creek. David Davis, Monument Engineering, relayed that there will be no discharge or stormwater to the creek. It will be directed north of the building to the wetlands and sedimentation basin first. They are working with the County Drain Commission for approvals and everything will be contained on-site. There will be no impact on Bogue Creek.

Hearing none other the Chair closed the public hearing.

### **OLD AND NEW BUSINESS**

- **ZBA 22-104 Dimensional Variance, Article 8.08 (10) A**  
Applicant: John Osika, Operating Engineers Local 324  
Location: E. Highland Road, Howell, MI  
Parcel ID#: 4707-19-300-001  
Zoning: R-2 Residential, CPUD Commercial Planned Unit Development
- **ZBA 22-105 Dimensional Variance, Article 8.08 (10) D**  
Applicant: John Osika, Operating Engineers Local 324  
Location: E. Highland Road, Howell, MI  
Parcel ID#: 4707-19-300-001  
Zoning: R-2 Residential, CPUD Commercial Planned Unit Development

Chris Khorey, discussed his review of each variance including his findings of the four criteria to be met to grant variances from the Ordinance due to “exceptional circumstances.” All four criteria must be met to grant variances and based on his findings he recommends that the ZBA approve both of the variances. Board discussion ensued.

Motion by Commissioner Glazebrook to approve a variance from Section 8.08 (10) D to eliminate paved sidewalk along Fisher Road per application ZBA 22-105 John Osika, Operating Engineers Local 324, E. Highland Road, Howell, MI, parcel #4707-19-300-001, R-2 Residential, CPUD Commercial Planned Unit Development due to exceptional circumstance based on the recommendation and criteria for approval in the Township Planners letter dated November 17, 2022.

Motion seconded by Commissioner Bible.

*Roll Call vote 5-0-0*

*(Glazebrook-Y; Yenshaw-Y; Kellogg-Y; Bible-Y; Renaud-Y)*

*Motion carried.*

Motion by Commissioner Renaud to approve a variance from Section 8.08 (10) A to allow a CPUD to be approved without a paved driveway, parking lot, and other site aspects described in Section 8.08 (10) A, based on the recommendation in the Township Planner’s letter dated November 17, 2022 for application ZBA 22-104 John Osika, Operating Engineers Local 324, E. Highland Road, Howell, MI, parcel #4707-19-300-001, R-2 Residential, CPUD Commercial Planned Unit Development.

Motion seconded by Commissioner Yenshaw.

*Roll Call vote 5-0-0*

*(Kellogg-Y; Glazebrook-Y; Yenshaw-Y; Bible-Y; Renaud-Y)*

*Motion carried.*

## **ELECTION OF OFFICERS**

Chair Beal called for nominations for the Office of Chair and Vice-Chair.

Motion by Commissioner Renaud to nominate himself, Richard Renaud for the Office of Chair.

Motion seconded by Commissioner Glazebrook.

*Roll Call vote 5-0-0*

*(Yenshaw-Y; Renaud-Y; Kellogg-Y; Glazebrook-Y; Bible-Y)*

*Motion carried.*

Motion by Commissioner Bible to nominate Commissioner Jan Kellogg for the Office of Vice-Chair.

Motion seconded by Commissioner Yenshaw.

*Roll Call vote 5-0-0*

*(Glazebrook-Y; Yenshaw-Y; Bible-Y; Kellogg-Y; Renaud-Y)*

*Motion carried.*

## **ZONING ADMINISTRATOR REPORT**

Ms. Pierce distributed copies of the new Zoning Ordinance effective October 16, 2022. The updated Master Plan adopted October 4, 2022 is available on the Township website as well as the Zoning Ordinance. Chris Khorey, McKenna Planning Consultant provided an overview of the main aspects of the Master Plan and updated the Board on current activities of the Planning Commission and Township Board.

## **ADJOURNMENT**

Motion by Commissioner Renaud to adjourn the meeting at 7:56 p.m.

Motion seconded by Commissioner Glazebrook.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator