

**APPROVED**

**OCEOLA TOWNSHIP PLANNING COMMISSION  
Meeting Minutes of June 13, 2023**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, June 13, 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.

**APPROVAL OF MEETING AGENDA**

Motion by Commissioner Huff to approve the meeting agenda of June 13, 2023.

Motion seconded by Commissioner Kopjoe.

*Voice vote. Motion carried unanimously.*

**APPROVAL OF MINUTES**

Motion by Commissioner Weir to approve the meeting minutes of May 9, 2023 as presented.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

**CALL TO THE PUBLIC**

Patrice Schreiber, 5400 E. Allen, expressed concerns regarding the lack of regulations regarding livestock in the zoning ordinance.

Resident at 4837 Mack, stated concerns regarding horses on a neighboring parcel becoming a nuisance with noise at night and odor.

**OLD AND NEW BUSINESS**

*PC-21-138 Boji Development Inc./ BKB Development LLC, Oceola Village Centre CPUD Amendment, Avenue Apartments Final Development Plan Approval for property located s/e of E. Highland and N. Latson intersection, legally known as Tax ID #4707-28-100-021 in the CPUD and RM PUD District.*

Planning Consultant, Christopher Khorey summarized his review letter. He relayed that the plan conforms with the new master plan; some of the tree species are not on the approved list although he has no objection; and the lighting plan needs to be adjusted to fix some dark areas.

Joseph Boji stated the housing development will be rental property that is professionally managed consisting of 21 buildings containing 4 to 7 units consisting of ranches and 2 story dwellings. There will be cluster mailboxes in the parking areas. He provided a sample rendering of the exterior elevations. They will propose the signage at a later time for the areas near the gas station and on Wheaton Place. Some of the outstanding items in Tetra Tech's letter have been added to the site plan and the rest will be complete by the end of this week.

Attorney Stritmatter noted that he amended the PUD Agreement and added property management language, revised the required open space language, and the number of units. The applicant's attorney is reviewing the document as well as the Private Road Maintenance Agreement provided by Attorney Stritmatter.

Board discussion regarding landscape trees, exterior elevation design and colors, lighting, access agreement, private road maintenance agreement, PUD Agreement amendment.

Motion by Commissioner Weir to recommend approval to the Oceola Township Board for application PC 21-138 Oceola Village Centre CPUD Amendment / Avenue Apartments Final Development Plan, Boji Development Inc./BKB Development LLC, for property located at the southeast corner of E. Highland and N. Latson intersection, legally known as Tax ID #4707-28-100-021, with the following conditions: 1) No objections to the landscape tree selection as presented; 2) No objections to the exterior elevation design and colors as presented; 3) address the dark areas in the lighting plan as noted in McKenna's plan review #2 dated June 5, 2023; 4) secure access agreement; 5) finalize Private Road Agreement; and 6) finalize Oceola Village Centre CPUD Amendment.

Motion seconded by Commissioner Huff.

*Roll Call vote 7-0-0*

*Voice vote. Motion carried unanimously.*

### **PLANNER REPORT**

Planning Consultant, Christopher Khorey discussed clarifying the definition for farm animals in the zoning ordinance and reviewing farm related activities in the R-1 district.

### **ATTORNEY REPORT**

Attorney Stritmatter reported a court date was set for Ted Parrish, 2021 Hughes for blight at the end of June. He relayed that the Township is initiating more code enforcement as well as continuing current efforts. The Board will be looking into a program to identify vehicle ownership to assist in efforts to clean up blight. He will be filing a show cause to the court for the Wine's Ponderosa Farm to enforce an order that is in place.

### **ZONING ADMINISTRATOR REPORT**

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for May 2023. The next regularly scheduled Planning Commission meeting is July 18, 2023 at 7:00 p.m. at the Oceola Township Hall. The ZBA will hold a meeting on June 20, 2023 at 7:00 p.m. at the Oceola Township Hall.

### **COMMISSION MEMBERS ITEMS**

Chair Glazebrook stated he will not be at the July 18, 2023 Planning Commission meeting. He relayed that the Oceola Township Board has appointed Mike Yenshaw to the open trustee position. Mr. Yenshaw was a current member of the Zoning Board of Appeals (ZBA).

### **ADJOURNMENT**

Motion by Commissioner Glazebrook to adjourn the meeting at 8:32 p.m.

Motion seconded by Commissioner Tatarcuk.

*Voice vote. Motion carried unanimously.*

Sheree J. Pierce,  
Planning/Zoning Administrator