

**OCEOLA TOWNSHIP PLANNING COMMISSION
Special Meeting Minutes of July 26, 2022**

The Oceola Township Planning Commission held a Special Meeting on Wednesday, July 26, 2022 with members: Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, and Timothy Weir. Chair Neal Glazebrook and David Rivett were absent. Sheree Pierce, Planning/Zoning Administrator and Attorney Chris Stritmatter were also in attendance. Vice-Chair Stacy Tatarcuk called the meeting to order at 5:00 p.m.

APPROVAL OF MEETING AGENDA

Motion by Commissioner Huff to approve the special meeting agenda of July 26, 2022 as presented.
Motion seconded by Commissioner Weir.
Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Benear to approve the meeting minutes of June 14, 2022 as presented.
Motion seconded by Commissioner Huff.
Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

OLD AND NEW BUSINESS

*PC 21-141 RM/RPUD Woodland Reserve Final Development Plan Approval
Group 10 Management, E. Highland, PID #4707-29-200-019 & -006*

Scott Tousignant, PE, Boss Engineering, reviewed the project plan. He noted the property was heavily vegetated with a few wetlands and steep topography on site. Condominium duplexes (132 units) are planned with a mix of walkouts, daylights, and conventional basements. There will be one primary entrance with a 2nd emergency access per MDOT. As of the day prior, MDOT provided some comments per the plan and minor changes were made and submitted back. The township sub-committee has worked with the developers finalizing the plan to go forward to the Planning Commission. Chris Stritmatter, Township Attorney relayed that he has worked with the developer's attorney on all the legal documents (PUD Agreement, Master Deed, Bylaws, Private Road Maintenance and Easement Agreement). Chris Khorey, Township Planning Consultant, submitted his report with the recommendation of Planning Commission approval. Board discussion ensued.

Motion by Commissioner Huff to recommend to the Township Board of Trustees that the final development plan be approved as submitted for application PC 21-141 RM/RPUD, Woodland Reserve (Group 10 Management) E. Highland, PID #4707-29-200-019 & -006 with additional approvals from the Livingston County and State of Michigan.

Motion seconded by Commissioner Weir.

Roll Call vote 5-0-0

(Weir-T, Tatarcuk-Y, Benear-Y, Kopjoe-Y, Huff-Y) Glazebrook and Rivett absent

Motion carried.

ADJOURNMENT

Motion by Commissioner Benear to adjourn the meeting at 5:23 p.m.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator