

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of February 9, 2021**

The Oceola Township Planning Commission held a Regular Meeting virtually via TEAMS on Tuesday, February 9, 2021 with members: Chair Neal Glazebrook, Vice-Chair Stacy Tatarcuk, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, David Rivett, and Timothy Weir all located in Oceola Township. McKenna Planning Consultants, Christopher Khorey and Danielle Bouchard; Sheree Pierce, Planning/Zoning Administrator; and Attorney Karen Carver were also in attendance. Chair 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 February 9, 2021 as presented.

Motion seconded by Commissioner Benear.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Weir to approve the meeting minutes of January 12, 2021 as presented.

Motion seconded by Commissioner Rivett.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

No public hearings scheduled.

OLD AND NEW BUSINESS

Site Condo Development Final Review, PC 18-119

***Pebble Creek Estates, Capital Construction Group, Eager Road, Howell MI 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential
(Postponed from January 12, 2021 meeting)***

Christopher Khorey went over his review letter dated February 3, 2021 regarding revised Landscape Plan, Master Deed, and By-Laws dated February 2, 2021. Attorney Carver reviewed her comments from memo dated February 8, 2021.

Jack Lansing, Capital Construction Group, Attorney Catherine Reisterer, and Tim Zimmer, Livingston Engineering presented the final plan for Pebble Creek Estates. Attorney Reisterer reviewed and explained the revisions and changes made to the Master Deed, and By-Laws documents. Discussion ensued and changes were agreed upon.

Motion by Commissioner Benear to approve the final plan for PC 18-119 Pebble Creek Estates, Capital Construction Group, Eager Road, Howell MI 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential with the changes and revisions as agreed upon to the Master Deed and By-Laws.

Motion seconded by Commissioner Huff.

Roll Call vote 7-0-0

(Weir-Y, Tatarcuk-Y, Rivett-Y, Benear-Y, Kopjoe-Y, Huff-Y, Glazebrook-Y)
Motion carried.

Motion by Commissioner Huff to recommend approval to the Oceola Township Board of Trustees the final site plan for PC 18-119 Pebble Creek Estates, Capital Construction Group, Eager Road, Howell MI 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential as submitted with the revised February 2, 2021 landscape plan.

Motion seconded by Commissioner Weir.

Roll Call vote 7-0-0

(Tatarcuk-Y, Rivett-Y, Benear-Y, Kopjoe-Y, Huff-Y, Weir-Y, Glazebrook-Y)
Motion carried.

ZONING COMMITTEE REPORT

Chris Khorey, McKenna, relayed the Committee reviewed the Schedule of Regulations and they will bring that section to the Planning Commission at the next meeting. Additionally, it is possible that the Township may need to strengthen noise nuisance particularly in districts other than M-1 and he provided a draft to review. Discussion regarding creating a civil infraction ordinance for this and other items.

PLANNER REPORT

Chris Khorey, McKenna, noted this year will be 5 years since the last master plan review. He requested that McKenna put together a master plan review per statutory requirement.

Motion by Commissioner Kopjoe to have McKenna prepare a master plan review.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

SUPERVISOR REPORT

Supervisor Bamber relayed that Lombardo Builders of the Forest Ridge Development are requesting to continue with the next phase of 23 houses. If they construct more than 23 homes, then they have to pay ½ of the pump station and build an entrance off M-59.

Developer Todd Wyatt is still interested in developing multi-family at the southeast corner of M-59 and Latson.

The Road Commission is to share the cost of new surface on Bigelow from the new bridge at Eager to Latson.

The Township accepted an offer for sale for the property at M-59 and Bigelow. A site plan should be coming to the Commission in the near future.

ATTORNEY REPORT

There was no report.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly report for January 2021. The next Planning Commission meeting is scheduled for March 9, 2021 at 7:00 p.m. The Zoning Commission will meet February 25, 2021.

COMMISSION MEMBER GENERAL DISCUSSION

Commission Huff relayed concerns about making road improvements on Bigelow or possibly wait until the State decides what they want to do with the intersection of M-59 and Latson.

ADJOURNMENT

Motion by Commissioner Tatarcuk to adjourn the meeting at 8:49 p.m.

Motion seconded by Commissioner Weir.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator