

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of April 13, 2021**

The Oceola Township Planning Commission held a Regular Meeting on Tuesday, April 13, 2021 with members: Chair Neal Glazebrook, Secretary Steven Benear, Kieth Huff, Paul Kopjoe, and David Rivett. Vice-Chair Stacy Tatarcuk and Timothy Weir absent. McKenna Planning Consultant, Christopher Khorey; 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 Benear to approve the meeting agenda of April 13, 2021 as presented.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

APPROVAL OF MINUTES

Motion by Commissioner Kopjoe to approve the meeting minutes of February 9, 2021 as presented.

Motion seconded by Commissioner Huff.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no public comments.

PUBLIC HEARING

PC 20-134 Jeffrey and Karin Markillie, Markillie Orchard, SUP Renewal

Application for a SUP Renewal for property located at 5200 N. Latson, Howell MI, PID #4707-04-300-011, AR Agricultural Residential Zone District, for the operation of a cider mill and apple orchard with production and sales of limited seasonal items.

The applicant stated the property consists of 10 acres total with apples trees planted on 7 of the acres. There is a barn where apple cider is made and donuts and cider are sold along with a limited number of jams and jellies and seasonal products. 96% of sales comes from the cider, apples and donuts. There were no public comments. This portion of the public hearing was closed.

PC 21-135 Cristina Pavel, Abel Care LLC, SUP

Application for a SUP for property located at 51 Endicott Dr., Howell MI, PID #4707-31-303-004, R-2 Residential Zone District, for an Adult Foster Care home licensed for up to 8 residents. (formerly known as KayD's Adult Foster Care)

The applicant stated currently there are 6 care residents at the house. They took over the Adult Foster Care home and are running it the same as Kay Brauer did for 24 years. There were no public comments. This portion of the public hearing was closed.

OLD AND NEW BUSINESS

Special Use Permit Renewal, PC 20-134

Markillie Orchard, Jeffrey and Karin Markillie, 5200 N. Latson, Howell MI, 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential

Christopher Khorey, Township planning consultant, stated he had no objections to the renewal. There have been no complaints and the applicant has continued the same business model with a reduction in the hours open to the public to Fridays 2:00 p.m. – 6:00 p.m. and Saturdays and Sundays 9:00 a.m.– 6:00 p.m.

Motion by Commissioner Huff to approve the Special Use Permit renewal application for PC 20-134 Markillie Orchard, Jeffrey and Karin Markillie, 5200 N. Latson, Howell MI, 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential with the following hours open to the public: Fridays, 2:00 p.m. – 6:00 p.m. and Saturdays and Sundays, 9:00 a.m. – 6:00 p.m., for a time period of five (5) years of expiration from the date of approval

Motion seconded by Commissioner Rivett.

Roll Call vote 5-0-0

(Rivett-Y, Benear-Y, Kopjoe-Y, Huff-Y, Glazebrook-Y)

Motion carried.

Site Plan Review, PC 20-134

Markillie Orchard, Jeffrey and Karin Markillie, 5200 N. Latson, Howell MI, 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential

Christopher Khorey, Township planning consultant as well as the Commissioners, had no concerns regarding the site plan as submitted.

Motion by Commissioner Kopjoe to recommend approval of the site plan for PC 20-134 Markillie Orchard, Jeffrey and Karin Markillie, 5200 N. Latson, Howell MI, 48855, Parcel ID# 4707-20-300-008, Zoning District AR, Agricultural Residential to the Oceola Township Board of Trustees as submitted.

Motion seconded by Commissioner Benear.

Roll Call vote 5-0-0

Benear-Y, Kopjoe-Y, Huff-Y, Rivett-Y, Glazebrook-Y)

Motion carried.

Special Use Permit Renewal, PC 20-135

Cristina Pavel, Abel Care LLC, 51 Endicott Dr., Howell MI, PID #4707-31-303-004,

R-2 Residential Zone District

The applicant seeks approval for up to 8 care residents and currently has 6 residents per state law. The State is waiting for local approval for over 6 residents in order to approve and issue the State License. Currently the manager resides on the property and the owners plan to move on-site at some point in the future.

Christopher Khorey, Township planning consultant, relayed that per the State Zoning Enabling Act the applicant is permitted to have up to 6 care residents through the State without any special approval from the local municipality. He recommends approval of the applicants' request per a Special Use Permit with a time limit.

Motion by Commissioner Benear to approve the Special Use Permit application for PC 20-135 Abel Care LLC, Christina Pavel, 51 Endicott Dr., Howell MI, PID #4707-31-303-004, R-2 Residential Zone District for a maximum of eight (8) care residents with a time period of two (2) years of expiration from the date of approval.

Motion seconded by Commissioner Kopjoe.

Roll Call vote 5-0-0

Huff-Y, Rivett-Y, Benear-Y, Kopjoe-Y, Glazebrook-Y)

Motion carried.

Site Plan Review, PC 20-135

Cristina Pavel, Abel Care LLC, 51 Endicott Dr., Howell MI, PID #4707-31-303-004, R-2 Residential Zone District

Christopher Khorey, Township planning consultant, relayed the house has a nonconforming front yard setback, therefore the house cannot be expanded in the front. There is no indoor parking area as the attached garage was converted to living space. There are adequate on-site parking spaces provided.

Motion by Commissioner Huff to recommend approval of the site plan for PC 20-135 Abel Care LLC, Christina Pavel, 51 Endicott Dr., Howell MI, PID #4707-31-303-004, R-2 Residential Zone District to the Oceola Township Board of Trustees as submitted.

Motion seconded by Commissioner Kopjoe.

Roll Call vote 5-0-0

Benear-Y, Kopjoe-Y, Huff-Y, Rivett-Y, Glazebrook-Y)

Motion carried.

ZONING COMMITTEE REPORT

Chris Khorey, Township planning consultant, relayed the Committee reviewed changes to the Sign ordinance and sent to the Township Attorney Karen Carver for review. He is working on the revisions to the Schedule of Regulations and will have that for the next Planning Commission meeting.

PLANNER REPORT

Chris Khorey stated he will begin talking about the review of the Master Plan and discuss potential updates at the next meeting. A master plan update/review is a statutory requirement every 5 years.

SUPERVISOR REPORT

Supervisor Bamber relayed that a pre-development meeting will be held tomorrow with the developers holding a purchase agreement on the 23-acre Township property west of Bigelow to preview a concept development plan.

ATTORNEY REPORT

Attorney Carver stated she will be reviewing the draft revised sign ordinance.

ZONING ADMINISTRATOR REPORT

Ms. Pierce provided the Land Use/Zoning Permit monthly reports for February and March 2021. The next Planning Commission meeting is scheduled for May 11, 2021 at 7:00 p.m. The Zoning Commission will meet February 28, 2021.

COMMISSION MEMBER GENERAL DISCUSSION

Commissioner Huff relayed the 23-acre Township property had two previous proposals for approximately 57 to 150 single family homes. Commissioner Kopjoe noted that a car hauler held up traffic on both sides of M-59 while pulling into Truck Tech's drive. Also, he brought up the idea of a pedestrian cross walk on Latson south of the M-59 intersection with the new community center opening. Chairman Glazebrook stated there is no new MDOT information regarding M-59 and; he is working on finding public/private funding for county trails and pedestrian paths.

ADJOURNMENT

Motion by Commissioner Huff to adjourn the meeting at 7:40 p.m.

Motion seconded by Commissioner Benear.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator