

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of June 13, 2019**

The Oceola Township Planning Commission held a Regular Meeting on Thursday, June 13, 2019 with members: Chair Timothy Weir, Vice-Chair Stacy Tatarcuk, Secretary Vicki Klask, Steven Benear, Neal Glazebrook, Kieth Huff, and Paul Kopjoe. Attorney Neal Nielsen, McKenna Planning Consultant, Chris Khorey, and Sheree Pierce, Planning/Zoning Administrator were also in attendance. Chair Weir opened the meeting at 7:00 p.m. with the Pledge of Allegiance to the Flag.

APPROVAL OF MINUTES

Motion by Commissioner Klask to approve the meeting minutes of May 9, 2019 as submitted.

Motion seconded by Commissioner Tatarcuk.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

PUBLIC HEARING

PC 19-122, Special Use Permit Renewal, Gary J. Radtke, Great Lakes Custom Meats and More LLC, 5642 E. Highland Rd., Howell MI 48843, Tax ID# 4707-27-200-013, M-1 Industrial Zone District.

Adam McKee, owner representative, James Barnwell, Desine Inc., and Attorney Thomas Hall addressed the Commission on behalf of the owner G. Radtke. MDOT has approved the drive access plan and will issue a permit when the contractor is chosen and a bond issued. A utility pole needs to be relocated and the work is expected in mid-July 2019. An overall new sanitary system for all the business operations per DEQ approval costs at least \$80,000 and is expensive to operate. An alternate option for the meat processing component of the operations is to pump and haul the waste to the Clyde Road dump site twice a month which would be far less costly.

Chair Weir opened the hearing for public comment. Hearing none, that portion of the public hearing was closed.

Further discussion was held. The applicant relayed they had contacted several paving contractors regarding the drive access and parking lot. The bids were very high and their schedules are booked until end of summer and into fall. The pump and haul sanitary system requires approval from the Genesee County pumping station.

Chair Weir closed the public hearing.

SPECIAL USE PERMIT RENEWAL AND SITE PLAN REVIEW

PC 19-122, Special Use Permit Renewal, Gary J. Radtke, Great Lakes Custom Meats and More LLC, 5642 E. Highland Rd., Howell MI 48843, Tax ID# 4707-27-200-013, M-1 Industrial Zone District.

Further discussion held regarding time frames for getting the utility pole moved and sanitary approvals.

Motion by Chair Weir to postpone PC-19-122, Special Use Permit Renewal, Gary J. Radtke, Great Lakes Custom Meats and More LLC, 5642 E. Highland Rd., Howell MI 48843, Tax ID# 4707-27-200-013, M-1 Industrial Zone District until the August 8, 2019 Planning Commission meeting.

Motion seconded by Commissioner Huff.

Roll Call vote 7-0-0

(Kopjoe-Y, Huff-Y, Tatarcuk-Y, Klask-Y, Benear-Y, Weir-Y, Glazebrook-Y)

Motion carried.

ZONING ORDINANCE REFORMAT

Planner Chris Khorey, McKenna & Associates, discussed the near completion of the zoning ordinance reformat and the possible adoption of the new format. Zoning ordinance committee members, Commissioners Kopjoe, Tatarcuk and Glazebrook reported on the work and discussion accomplished at the two committee meetings that were held. The committee is looking at the recommended changes of the permitted and special uses in all zone districts. They completed an in-depth review of the table of "Community Uses" and distributed their recommended changes and notations. The committee is also recommending a complete overall review to update and amend the zoning ordinance as the last time this was done was at least 45 years ago. Discussion held to include Chris Khorey for part of the next committee meeting for discussion via teleconference.

PLANNER REPORT

Chris Khorey, McKenna & Associates, relayed there was nothing more specific to report on.

ADJOURNMENT

Motion by Commissioner Klask to adjourn the meeting at 8:15 p.m.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator