

**OCEOLA TOWNSHIP PLANNING COMMISSION
Meeting Minutes of July 11, 2019**

The Oceola Township Planning Commission held a Regular Meeting on Thursday, July 11, 2019 with members: Chair Timothy Weir, Steven Benear, Neal Glazebrook, Kieth Huff, and Paul Kopjoe. Vice-Chair Stacy Tatarcuk and Secretary Vicki Klask were not in attendance. Attorney Neal Nielsen, McKenna Planning Consultant, Susan Cronander, 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 Benear to approve the meeting minutes of June 13, 2019 as submitted.

Motion seconded by Commissioner Glazebrook.

Voice vote. Motion carried unanimously.

CALL TO THE PUBLIC

There were no comments.

PUBLIC HEARING

PC 19-121, Oceola Village Centre CPUD Amendment, CT Investco, LLC, E. Highland Rd. and N. Latson Rd. (southeast), Tax ID# 4707-28-100-021, C-Commercial, RM-Residential Multiple Family, CPUD.

Todd Wyett, CT Investco, LLC, addressed the Commission and began by providing a brief history of the Township's vision for the master planned "Village Centre" concept for the properties at the southern east/west intersection of E. Highland and N. Latson. In over 10 years, he has only been able to secure the current commercial businesses of CVS Drugstore, USA 2 Go Plaza, and the Rainbow Childcare Center. Local business development has been occurring south of this location along Grand River and it continues to be the favored location. Although the downtown village concept has not developed as expected in terms of the commercial, retail, and office component, the single-family housing construction has sold out and the multi-family dwelling units lease out quickly.

The proposed development includes 160 multi-family housing units on 18.33 acres of land (or 8.7 units per acre) within the existing Oceola Village Centre PUD and on adjacent land currently zoned RM Residential Multiple Family, east of the existing gas station.

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

Discussion was held regarding traffic, and ingress and egress points, and commercial development patterns.

Chair Weir closed the public hearing at 7:26 p.m.

APPROVAL IN PRINCIPLE, OCEOLA VILLAGE CENTRE CPUD AMENDMENT

PC 19-121, Oceola Village Centre, CT Investco, LLC, E. Highland Rd. and N. Latson Rd. (southeast), Tax ID# 4707-28-100-021, C-Commercial, RM-Residential Multiple Family, CPUD.

Planner, Susan Cronander, McKenna & Associates, reviewed the written report submitted by Christopher Khorey. The report finds the proposed Preliminary Development Plan is consistent with the intent and purpose of Article 8B CPUD – Commercial Planned Unit Development. Additionally, the report includes some design recommendations regarding pedestrian access to the commercial businesses and suggests considering the location of the residential buildings along the southern end of the site, with a “back to back” character with the buildings currently on Howe Place if possible. It is their recommendation that the Planning Commission approve the design in principle and recommend approval of the Preliminary Development Plan to the Township Board.

Further discussion in regards to providing several ingress/egress options to the site from N. Latson Rd. and layout design ideas.

Motion by Commissioner Huff to approve the design in principle and recommend approval of the Preliminary Development Plan for residential expansion of multi-family housing units to the Township Board, application PC 19-121, Oceola Village Centre CPUD, CT Investco, LLC, E. Highland Rd. and N. Latson Rd. (southeast), Tax ID# 4707-28-100-021, C-Commercial, RM-Residential Multiple Family, CPUD.

Motion seconded by Commissioner Benear.

Roll Call vote 5-0-2

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

Motion carried.

ZONING ORDINANCE REFORMAT

Planning/Zoning Administrator Sheree Pierce relayed that the zoning ordinance committee will hold their next workshop on Tuesday, July 16, 2019 at 7:00 p.m. at the Township Hall. They will continue discussion and review of proposed updates to the reformatted Table of Permitted Uses as recommended by planner Chris Khorey. Chris Khorey will also participate in a portion of the committee meeting for questions/discussion via teleconference.

PLANNER REPORT

Susan Cronander, McKenna & Associates, relayed that a final reformatted version of the current adopted zoning ordinance has been completed.

GENERAL DISCUSSION

Commissioner Kopjoe discussed the landscaping plans submitted by Truck Tech.

ADJOURNMENT

Motion by Commissioner Glazebrook to adjourn the meeting at 7:47 p.m.

Motion seconded by Commissioner Kopjoe.

Voice vote. Motion carried unanimously.

Sheree J. Pierce,
Planning/Zoning Administrator