

1
2 Green Oak Charter Township
3 Planning Commission
4 Regular Meeting Minutes
5 January 18, 2018

6 Approved: _____

7 The meeting was called to order by Mr. Smigliani at 7:07 p.m.

8
9 Roll Call: Keith Lee
10 Sarah Pearsall
11 Michael Sedlak
12 Deborah Sellis
13 Lamberto Smigliani
14 Tim Keyser
15 Michelle Stock

16
17 Absent: Deborah Sellis

18
19 Also Present: Debra McKenzie, Zoning Administrator
20 Paul Montagno, Carlisle Wortman

21
22 Guests: 1
23
24

25 **APPROVAL OF AGENDA**

26
27 **Motion by Pearsall, second by Stock**
28 **To approve the agenda as presented.**

29
30 **Voice Vote: Ayes: Unanimous**
31 **Nays: None**

32
33 **MOTION APPROVED**

34
35 **Approval of the December 21, 2017 Regular Meeting Minutes**

36
37 **Motion by Lee, second by Stock**
38 **To approve the minutes of December 21, 2017 as presented.**

39
40 **Voice Vote: Ayes: Unanimous**
41 **Nays: None**

42
43 **MOTION APPROVED**

44
45 **CALL TO THE PUBLIC - None**
46
47
48
49

50 **BUSINESS ITEMS**

51
52 **1. Public Hearing, R 01-2018 Rezoning of property located at 10638 Rushton**
53 **Road, Dennis Dubuc property, #4716-26-301-036 (4.35 acres) Present**
54 **Zoning R2, Requested zoning RM.**
55

56 Mr. Montagno reviewed the Carlisle Wortman memo dated January 11, 2018.
57 He explained it is surrounded by single family uses on all sides except for the front.
58 Currently there is adult foster care on site, and they would like to have a small group day
59 care home with 12 adults. There are no conditions being offered so if that change was
60 made that land could be developed with up to 13 multi-family units.
61

62 Mr. Dubuc explained the original rezoning and land divisions was all done at the
63 suggestion of the Township. There was a non-conforming set up there and it was a mess.
64 He went along with all of the suggestions and made the land more conforming. The home
65 was built with the purpose of being an adult foster care. He saw such a need for this type
66 of use. It has been very well received and filled up right away with 6 residents. They
67 have had to turn people away. He explained he visits it regularly and makes sure it's
68 maintained to run properly. He would like to make it bigger to allow 12 people. He
69 explained they would like to use the 3,000 sq. ft. finished basement as a rehab center.
70 RM is supposed to be a buffer between commercial and single family residential and he
71 believed this fit perfectly for RM. He agreed if they wanted to do a conditional rezoning
72 that was fine with him.
73

74 Mr. Smigliani opened the public hearing at 7:21 p.m.
75

76 **Tom Mahoney, 9340 Silverside Drive** – He explained his brother in law is a resident of
77 the home and they are happy with his care. He is in favor of the rezoning.
78

79 Mr. Smigliani closed the public hearing due to no further comments at 7:22 p.m.
80

81 Mr. Smigliani provided some history of the parcel. Mr. Montagno explained the applicant
82 has stated he would be willing to do conditional rezoning and the applicant would have to
83 bring that as part of his application. The draft findings do not take into consideration of
84 any conditions, they would want to see those conditions as part of the application if the
85 Planning Commission wanted to go that way.
86

87 Clerk Sedlak questioned if there is egress from the basement other than the elevator and
88 stairs? Mr. Dubuc stated they already have egress from the basement, it was required
89 before and he said fire suppression will be required if they increase to 12 residents. Mr.
90 Dubuc confirmed they could not increase the number of residents past 12 since that is all
91 that is allowed in an RM district. Mr. Dubuc also confirmed there would be no new
92 buildings, he said there might be another gazebo, but no new building.
93

94 Mr. Lee felt that the conditional rezoning was a good idea and it's the perfect location.
95 Ms. Stock questioned if the leaser left in 5 years when the lease is up what happens to
96 the facility? Mr. Dubuc stated it could either be a home, or it would probably continue the
97 way it is and there is a value to that. Mr. Dubuc confirmed it is 24-hour care.
98

99 Ms. Pearsall thought the home is a good idea. Mr. Keyser questioned the pond and
100 wondered if it is a safety concern. Mr. Dubuc stated it could be an issue if someone is
101 alone, but the pond is part of the beautiful aesthetic.

102
103 **Motion by Sedlak, second by Pearsall**

104 **In regard to the Dennis Dubuc property he made a motion to postpone action**
105 **to allow the applicant to revise application with conditional approval**
106 **restrictions and direct staff to draft a resolution recommending approval of**
107 **denial to the Township for rezoning R 01-2018 for Dennis Dubuc property**
108 **located at 10638 Rushton Road, parcel ID #4716-26-301-036.**

109
110 **Roll Call Vote: Ayes: Unanimous**
111 **Nays: None**

112
113 **MOTION APPROVED**

114
115 **2. Priorities for 2018**

116
117 Mr. Smigliani briefly reviewed the priorities as follows:

118
119 **Zoning Ordinance Amendments**

- 120 1. Parking Standards
- 121 2. Woodlands Ordinance
- 122 3. PUD Review Process
- 123 4. Site Plan Submittal
- 124 5. Light Control/Night Sky Preservation

125
126 **General Ordinance**

- 127 1. Private Road
- 128 2. Wellhead Protection Ordinance

129
130 **Planning Policies**

- 131 1. Consider greater collaboration with surrounding communities

132
133 **Master Plan/Roads/Pathways**

- 134 1. Roads/Capital Improvement Planning

135
136 Mr. Smigliani briefly reviewed the 2017 projects that were completed by the Planning
137 Commission. He commented that almost everything on the priority list is categorized as
138 a high priority.

139
140 Ms. Pearsall questioned where the condominium ordinance went since it has been on the
141 list in recent years. Mr. Montagno said he would investigate that.

142
143 Clerk Sedlak suggested sharing this list with the Board so they can receive feedback. Mr.
144 Lee suggested getting a sense of what the Board is doing so they can see how the pieces
145 fit together. There was brief discussion about collaborating with surrounding communities
146 and Livingston County Road Commission in order to better understand upcoming road
147 projects and community plans.

148 There was brief discussion regarding discussion topics for the upcoming joint meeting
149 with the Township Board on February 1, 2018.

150

151 **REPORTS**

152

153 **Chairman** – None

154 **Township Board Representative** – Clerk Sedlak brought the Commissioners up to date
155 regarding last nights meeting.

156 **ZBA Representative-** Mr. Montagno explained there was a workshop meeting and one
157 applicant.

158 **Planning Consultant** – None

159

160 **Correspondence** – None

161

162 **CALL TO THE PUBLIC** - None

163

164 **ADJOURNMENT**

165

166 Mr. Smigliani adjourned the Planning Commission meeting at 8:24 p.m. due to no further
167 business.

168

169 Respectfully Submitted,

170

171 *Kellie Angelosanto*

172

173 Kellie Angelosanto

174 Recording Secretary

175