

GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton Michigan 48116
(810) 231-1333 FAX (810) 231-5080

Regular Board Meeting, February 5, 2014 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance to Flag
3. Roll Call of the Board
4. Approval of the Agenda
5. Public Comment, **Agenda Related Items Only.**
6. Consent Agenda
 - a) Approval of the January 15, 2014 Regular Board Meeting Minutes
 - b) Approval of the submitted bills list
7. Department Head Reports & Requests:
8. Business Items
 - A. WOW Cable Communications System Franchise Agreement
 - B. Text Amendments: 38-1 Definitions, 38-184 Yard Encroachments
 - C. Text Amendments: Article III District Regulations, 38-135 Vehicle Towing Facilities, Movie Studio Buildings & Operations
 - D. Set Date for 2014/2015 Budget Public Hearing
 - E. R 02-2012 Conditional Rezoning for 16-30-300-019, Single Family to General Business,
 - F. OA 05-2013 Article III, District Regulations, Section 38-134, 38-135 and 38-137, Text Amendments
9. Discussion: As needed
10. Committee Reports: As needed
11. Executive Session: As Needed
12. Public Comment
13. Adjournment on or before 10:30 p.m.

1 Green Oak Charter Township
2 Board of Trustees
3 Regular Meeting Minutes
4 February 5, 2014
5

6 Roll Call – Susan Daugherty, Treasurer, Richard Everett, Trustee, Rollin Green,
7 Trustee, Michael Sedlak, Clerk, Mark St. Charles, Supervisor
8

9 Absent: Tracey Edry, Trustee
10 Jim Tuthill, Trustee
11

12 Guests: 3
13

14 **APPROVAL OF AGENDA**

15 Supervisor St. Charles added item G. Furnace Replacements to the agenda.

16 **Motion by Sedlak, second by Daugherty**
17 **To approve the agenda as amended.**
18

19 **Voice Vote: Ayes: Unanimous**
20 **Nays: None**
21

22 **MOTION APPROVED**
23
24

25 **CALL TO THE PUBLIC** - None
26

27 **APPROVAL OF CONSENT AGENDA**
28

- 29 1. Approval of the January 15, 2014 Regular Board Meeting Minutes
30 2. Approval of the submitted bill's list in the amount of \$176,362.11
31

32 **Motion by Green, second by Daugherty**
33 **To approve the Consent Agenda as presented.**
34

35 **Voice Vote: Ayes: Unanimous**
36 **Nays: None**
37

38 **MOTION APPROVED**
39
40

41 **DEPARTMENT HEAD REPORTS**
42

43 **Treasurer** – Treasurer Daugherty reported that the 3rd and 4th quarterly report for
44 SPARK was provided to the Board and they are looking to receive an annual review in

45 the near future. She also reminded residents that the tax bills are due February 14,
46 2014 and there is a 3% penalty fee applied after that date.

47
48 **Clerk** – None

49
50 **Supervisor** – Supervisor St. Charles explained that a fax was received by Livingston
51 County Clerk's Office to drill and operate a well in the vicinity of Grand River and
52 Pleasant Valley Road. He contacted the MDEQ and the person who handles that has
53 not received an application. He explained that he will keep everyone posted as more
54 information is provided. Treasurer Daugherty reported that a brown bag lunch will be
55 held at MDEQ on 2/12/14 regarding fracking and she will be attending.

56
57 **BUSINESS ITEMS**

58
59 Supervisor St. Charles explained that WOW Communications was tabled at the last
60 meeting and asked for a motion to remove it from the table.

61
62 **Motion by Sedlak, second by Green**
63 **To remove WOW Cable Communications from the table.**

64
65 **Voice Vote: Ayes: Unanimous**
66 **Nays: None**

67
68 **MOTION APPROVED**

69
70
71 **A. WOW Cable Communications System Franchise Agreement**

72
73 **Motion by Sedlak, second by Green**
74 **To postpone WOW Cable Communications System Franchise Agreement**
75 **until the paperwork is back from the Township Attorney.**

76
77 **Voice Vote: Ayes: Unanimous**
78 **Nays: None**

79
80 **MOTION APPROVED**

81
82
83 **B. Text Amendments: 38-1 Definitions, 38-184 Yard Encroachments**

84
85 Trustee Green explained that the Planning Commission defined the use of roof and
86 terrace and the County Planning Commission recommended that definitions of "pier"
87 and "joist" be added to Section 38-1 Definitions to add further understanding. Trustee
88 Green explained that he would take this recommendation to the Planning Commission
89 meeting. He also explained that the County would like the LID standards to be
90 referenced so that residents consider pavers and other patio and terrace methods that
91 allow the filtration of storm water since this will allow more impervious surface.

93 **Motion by Sedlak, second by Green**
94 **To Introduce Green Oak Charter Township Ordinance 01-2014 an**
95 **Ordinance to amend portions of Chapter 38, Zoning, of the Code of**
96 **Ordinances for Green Oak Charter Township, dealing with yard**
97 **encroachments.**

98
99 **Roll Call Vote: Ayes: Unanimous**
100 **Nays: None**

101
102 **MOTION APPROVED**

103
104
105 **C. Text Amendments: Article III District Regulations, 38-135 Vehicle Towing**
106 **Facilities, Movie Studio buildings and Operations**

107
108 Trustee Green explained that this was approved by the Planning Commission some
109 time ago and it is a minor change.

110
111 **Motion by Sedlak, second by Green**
112 **To introduce Green Oak Charter Township Ordinance 02-2014 an**
113 **Ordinance to amend portions of Chapter 38, Zoning, of the Code of**
114 **Ordinances for Green Oak Charter Township, pertaining to permitted and**
115 **special uses within the Limited Industrial Zoning District.**

116
117 **Roll Call Vote: Ayes: Unanimous**
118 **Nays: None**

119
120 **MOTION APPROVED**

121
122
123 **D. 2014/2015 Schedule Budget Public Hearing**

124
125 **Motion by Everett, second by Sedlak**
126 **To schedule a public hearing for the 2014/2015 budget at the regularly**
127 **scheduled Board meeting of March 5, 2014.**

128
129 **Voice Vote: Ayes: Unanimous**
130 **Nays: None**

131
132 **MOTION APPROVED**

133
134
135 **E. R 02-2012 Conditional Rezoning for 16-30-300-019, Single Family to General**
136 **Business**

137
138 **Representing R 02-2012: James Kenney, owner**
139 **8480 M-36, Whitmore Lake, MI 48189**

141 Mr. Kenney gave a brief description of his plans for the business/property. He
142 explained that he will be tearing down about 70% of the existing building as well as one
143 of the houses. He will be providing landscape supplies and his main business would be
144 to homeowners but he hoped to utilize some commercial business as well with mulch.
145 He confirmed that his business would not be involved with the business located on
146 Maltby Road.

147
148 Trustee Green explained that he felt this type of business fits well in that location and
149 felt it would be a great asset to the community. The Board members all agreed that
150 they are in favor of the conditional re-zoning.

151
152 Supervisor St. Charles explained that the applicant will need to resubmit the Statement
153 of Conditions and have his attorney work with the Township Attorney to draft a
154 Conditional Rezoning Agreement.

155
156 **Motion by Sedlak, second by Daugherty**
157 **To postpone until a revised Statement of Conditions and Conditional**
158 **Rezoning Agreement is received.**

159
160 **Voice Vote: Ayes: Unanimous**
161 **Nays: None**

162
163 **MOTION APPROVED**

164
165
166 **F. OA 05-2013 Article III, District Regulations, Section 38-134, 38-135 and 38-**
167 **137, Text Amendments**

168
169 Trustee Green explained that these amendments would accommodate a request that
170 was made to build a single family home where it is zoned multiple family. In order to
171 allow it they addressed the request and clarified that there is 3 acre minimum around
172 the house so that the lot cannot be split.

173
174 **Motion by Sedlak, second by Green**
175 **To introduce ordinance 03-2014 to amend Zoning Ordinance of Green Oak**
176 **Charter Township, Sections 38-134, 38-135, and 38-137 of the Code of**
177 **Ordinances of Green Oak Charter Township; and to provide for repealer of**
178 **any ordinances inconsistent herewith.**

179
180 **Roll Call Vote: Ayes: Unanimous**
181 **Nays: None**

182
183 **MOTION APPROVED**

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189 **G. Furnace Replacements**

190
191 Supervisor St. Charles reviewed the quote from Comfort Mechanical LLC for 2 complete
192 furnace systems, one in the basement and one in the furnace attic room above the
193 men's bathroom for a total of \$5800.00.

194
195 **Motion by Everett, second by Daugherty**

196 **To approve the furnace replacements as presented in quote #1124 dated**
197 **2/5/14 in a memo from Comfort Mechanical LLC for a total of \$5800.00.**

198
199 **Roll Call Vote: Ayes: Unanimous**
200 **Nays: None**

201
202 **MOTION APPROVED**

203
204
205 **DISCUSSION** - Supervisor St. Charles reminded the Board members that there will
206 be a budget workshop meeting on Monday 2/10/14.

207
208 **COMMITTEE REPORTS**

209
210 The Board discussed removing the excess snow from the Township Hall parking lot
211 because it is becoming a safety hazard not being able to see around the piles of snow
212 when pulling out onto the main road. Clerk Sedlak will investigate pricing.

213
214 **CALL TO THE PUBLIC** - None


215
216
217 **EXECUTIVE SESSION** - None

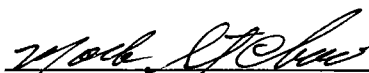
218
219
220 **ADJOURNMENT**

221
222 The Board of Trustees meeting was adjourned at 7:51 p.m. due to no further business.

223
224 Respectfully Submitted,
225 Kellie Angelosanto
226 Recording Secretary

227
228 Approved as submitted February 19, 2014

229
230
231 
232 _____
233 Michael H. Sedlak, CMC
234 Township Clerk

231 
232 _____
233 Mark St. Charles
234 Township Supervisor

GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton Michigan 48116
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Regular Board Meeting, February 19, 2014 7:00 p.m.

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5. Public Comment, **Agenda Related Items Only.**
6. Consent Agenda
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 - b) Approval of the submitted bills list
7. Department Head Reports & Requests:
8. Business Items
 - A. WOW Cable Communications System Franchise Agreement
 - B. Adoption Ordinance 01-2014, Text Amendments: 38-1 Definitions, 38-184 Yard Encroachments
 - C. Adoption Ordinance 02-2014, Text Amendments: Article III District Regulations, 38-135 Vehicle Towing Facilities, Movie Studio Buildings & Operations
 - D. Adoption Ordinance 03-2014, Text Amendments Article III, District Regulations, Section 38-134, 38-135 and 38-137,
 - E. Resolution 01-2014 Centennial Farms Water Rates 2014
 - F. Rushton & Fieldcrest Road Engineering Expenses
 - G. Spicer Farms Sidewalk Variance Request
9. Discussion: As needed
10. Committee Reports: As needed
11. Executive Session: As Needed
12. Public Comment
13. Adjournment on or before 10:30 p.m.