



GREEN OAK CHARTER TOWNSHIP

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Green Oak Charter Township
Planning Commission
Regular Meeting
Thursday, March 5, 2015
7:00 p.m.

Green Oak Charter Township Hall
10001 Silver Lake Road
Brighton, MI 48116
810. 231-1333

AGENDA

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Commission
4. Approval of the Agenda
5. Approval of February 19, 2015, 2015 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)

7. Business Items:
 - A. Site Plan Review Green Oak Lodging, SP10-2014
(# 4716-05-303-004)

8. Reports
 - A. Chairman
 - B. Township Board Representative
 - C. Zoning Board of Appeals Representative
 - D. Planning Consultant
 - E. Correspondence

9. Call to the Public

10. Adjournment

Posted: February 26, 2015

PLANNING COMMISSION

Robert Moran, Chairperson
Chuck Fellows, Vice Chairperson
Sarah Pearsall, Secretary
Rollin Green, Twp. Board Rep.

Dean Williams
Russell Brooks
Lamberto Smigliani

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
March 5, 2015

Approved: _____

The meeting was called to order by Mr. Moran at 7:00 p.m.

Roll Call: Russell Brooks
 Chuck Fellows
 Rollin Green
 Robert Moran
 Sarah Pearsall
 Lamberto Smigliani
 Dean Williams

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

Guests: 3

APPROVAL OF AGENDA

Motion by Pearsall, second by Williams to approve the agenda as presented.

**Voice Vote: Ayes: Unanimous
 Nays: None**

MOTION APPROVED

Approval of the February 19, 2015 Regular Meeting Minutes

One minor addition was made to the minutes.

**Motion by Lamberto Smigliani second by Chuck Fellows
To approve the minutes of February 19, 2015 as amended.**

**Voice Vote: Ayes: Unanimous
 Nays: None**

MOTION APPROVED

CALL TO THE PUBLIC

BUSINESS ITEMS

A. Site Plan Review Green Oak Lodging, SP10-2014

**Representing Green Oak Lodging: Andy Andre, Bud Design & Engineering
Services, Inc. & Joseph Nafsu**

Mr. Montagno reviewed the Carlisle Wortman memo dated 2/25/15. He explained that a number of concerns regarding the proposed plans were previously identified. A cursory review of the latest revised plans indicate most of the issues summarized below have been addressed by the applicant.

1. Provide a detailed list of ordinance deviations and amendments to the existing PUD that are needed to accommodate this layout and proposed use.
2. Provide protection for the pedestrian connection from the front of the building to the sidewalk on Drive "A".
3. Provide a decorative fence or knee wall in addition to the daylilies and other shrubs in the planting strip along Drive "A".
4. If the Planning Commission accepts the layout without the 20 foot greenbelt area, the applicant should plant the 11 required greenbelt trees between the back of curb and the sidewalk that is in the LCRC ROW.
5. Consider planting shade trees in the island at the end of the central bay of parking and islands at that boarder parking to drive to the north.
6. The applicant must demonstrate that all building lights are down directed and fully shielded. The applicant should try to achieve the same effect of the up lighting on the building using downward directed lights to comply with the Section 38-364 of the Zoning Ordinance.
7. The Planning Commission must decide if they would like to amend the PUD to allow additional signage for this user. The applicant must apply for a sign permit demonstrating that the proposed signs meet the requirements of Section 38-406 or any deviations permitted through the PUD.

Mr. Moran asked if parking was reduced in the new plan. Mr. Montagno explained that one space was lost in order to provide for the pedestrian access point.

Mr. Moran stated that one of the concerns that Ms. Zawada had is that there is a need to lose one space in the turn for fire safety reasons. Mr. Andre explained that was computer modeled and reviewed with the Fire Department and they are satisfied with the circulation pattern.

Mr. Andre stated that they took a hard look at the circulation when it came to the fire safety and he thought they handled that well. The building is also fully sprinkled. He explained that they added additional ornamental trees in the parking lot islands. The lighting was added to the photometric plan and he explained that it is a very minor increase. The lights under the canopy and the accent lights had very minimal impact and there is no light spill off of the building or property. The accent lights are very minor and strategic in placement and are not illuminating out but directed in a way to provide an accent.

Mr. Moran stated that it seems like the applicant has addressed the Planning Commission concerns and he briefly reviewed the next steps in the process.

Mr. Moran stated that the applicant has eliminated one sign and questioned why it would

be necessary to have 3 signs and a monument sign when this will be the only 4 story building in the vicinity. Mr. Andre stated that it comes down to the brand requirement that the applicant signs when becoming a franchisee. Mr. Andre explained that after review they felt that they could safely eliminate 1 sign and still maintain everything that corporate was looking for. This is a four story building and a larger structure than the others so signage has an overall affect.

Mr. Smigliani stated that the placement and number of the signs is the biggest concern. Mr. Fellows stated that he doesn't have a problem with the 3 signs, but he also didn't want sign clutter. He felt that 3 signs would offer assistance to people that are traveling from other areas and better direct them to the site.

Mr. Moran stated that he thought there is a lot of value in the monument sign but he is having a hard time justifying more than 2 building signs. This discussion also happened when they went through the same branding discussion when TGIF and Discount Tire were before the Township.

Mr. Williams asked if the applicant had talked to the other businesses because in order to change the signage requirement they would have to have 2/3 of a vote in order to change the By-Laws and the Master Deed. Mr. Andre stated that as far as he knows they have not approached the other businesses. Mr. Williams explained that it appears that the 10 year period for developer control of the condominium has passed and this limits how changes in the governance documents are amended. It was also noted that state of Michigan records indicate the condominium association for the commercial development was automatically dissolved by the state and that someone needs to look into the reason. Mr. Andre stated that the standard monument sign is about 6' tall and is a standard size within the community and comply with the signage ordinance. Mr. Moran stated that it appears that there would nothing lost if they went with 2 wall signs and it would be consistent with the ordinance.

The Planning Commission agreed that 2 signs and one monument sign were acceptable. It was noted again, that the governance documents allowing an additional monument sign would need to be amended.

Motion by Moran, second by Fellows

Whereas the site plan review and PUD for Green Oak Lodging, demonstrates conformance with the requirements of the overall Shoppes at Green Oak PUD, as amended, he moved that the Planning Commission recommend approval of the project subject to the following conditions:

- 1. The applicant's drawing dated 3/2/15 are revised to reflect the location of not more than two (2) wall signs that meet the standard of the corporate brand for Holiday Inn Express and Suites as proposed in the rendering reviewed with the Planning Commission tonight. Additionally, one monument sign that shall conform to the requirements as stated in the Township Sign Ordinance should be added to the drawing subject to the approval of the to be amended Master Deed and By Laws for the Shoppes at Green Oak Condominium. Also, the list of all waivers to the Zoning Ordinance shall be revised.**

2. The Township Planning Consultant and Township Engineer shall complete their normal review of the drawings dated March 2, 2015 and assure no unaddressed items remain. Such reviews were not completed due to the latest of submission by the applicant.

3. That the Planning Commission hereby authorizes an administrative review and recommendation for board approval of the proposed Amendment 5 to the PUD Agreement for the Shoppes at Green Oak. The administrative review committee shall be comprised of the Township Planning and Zoning Administrator, Township Planning Consultant and Planning Commission Chair. Additionally, the review and approval from the Township Engineer shall be required prior to this recommendation being forwarded to the Board of Trustees for their review and determination.

4. All regulations of the Township, county, state and federal government, shall be complied with unless specifically stated otherwise in the approved Amendment 5 to the Shops at Green Oaks PUD.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

REPORTS

Chairman – Mr. Moran reported that the Livingston Department of Planning finds that the proposed text changes and the creation of the new section are appropriate to the Zoning Ordinance that will allow minor changes to site plans that have been approved by the Planning Commission. Trustee Green stated that he has been in support of this all the way through but wondered if there is a recommended time when the changes are made. Ms. McKenzie stated that she will send out a form that states what has been changed.

Township Board Representative – Trustee Green reported that the Police Department was approved for obtaining new firearms to replace their outdated items. The 2015/2015 budget was presented and approved. The Compensation Committee report recommended salary increases for the township officials and was accepted by the board.

ZBA – Ms. Pearsall commented that there will be a meeting next week. Mr. Moran stated that the electronic message sign is functioning at Moose Ridge. This was approved as a variance by the ZBA.

Planning Consultant – Mr. Montagno explained that they are doing some research on billboards

Correspondence

Mr. Moran reported that things are moving forward in terms of grant applications for trail connections.

CALL TO THE PUBLIC - None

ADJOURNMENT

Mr. Moran adjourned the Regular Planning Commission meeting at 8:14 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Recording Secretary