

Green Oak Charter Township
Board of Trustees
Regular Meeting Minutes
April 4, 2018

Roll Call – Susan Daugherty, Treasurer, Tracey Edry, Trustee, Richard Everett, Trustee, Daniel Rainko, Trustee, Michael Sedlak, Clerk, Mark St. Charles, Supervisor, Jim Tuthill, Trustee

Absent: Jim Tuthill

Guests: 3

APPROVAL OF AGENDA

Supervisor St. Charles added Item 8D, Resolution 06-2018 to the agenda.

**Motion by Daugherty, second by Edry
To approve the agenda as amended.**

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

MOTION APPROVED

PUBLIC COMMENT - None

APPROVAL OF CONSENT AGENDA

1. Approval of the March 21, 2018 Regular Board Meeting Minutes
2. Approval of the submitted bills list in the amount of \$145,957.21

Treasurer Daugherty explained there is not a bill for the police building in this bills list.

**Motion by Everett, second by Daugherty
To approve the Consent Agenda as presented.**

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

MOTION APPROVED

45 **DEPARTMENT HEAD REPORTS & REQUESTS**

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47 **Treasurer** – Treasurer Daugherty reported they are working on some personal
48 property taxes that are not getting collected and they will go to small claims court.

49 **Clerk** – Clerk Sedlak reported there is no election in May within Green Oak Township.
50 The absentee voter ballot applications will be mailed out in June for the August election.
51 The Clerks Department has attended the upcoming election updates and a FOIA
52 presentation by the Michigan State Police to learn the latest law enforcements FOIA
53 regulations. He has sent applications to all of the polling locations for the August
54 elections including South Lyon Schools and as expected they have had nothing but
55 silence from South Lyon Schools. He felt it was time for the citizens of Green Oak
56 Township to rise up and have South Lyon Schools explain why they are
57 disenfranchising the voters. He explained the taxpayers paid for those schools and
58 have a right to use them. They are forcing his hand at this point. He sent the application
59 to use the schools on March 20 and he has heard from all the other locations except
60 South Lyon. Supervisor St. Charles stated he has the support of the Board to move
61 forward with a lawsuit if he needs to.

62 **Supervisor** – Supervisor St. Charles reported he received a letter of resignation from
63 Tim Keyser from the Planning Commission.

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65 **Motion by Edry, second by Rainko**
66 **To accept Timothy Keyser’s letter of resignation with regrets.**

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

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71 **MOTION APPROVED**

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74 **BUSINESS ITEMS**

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76 **A. Continental 105 Fund LLC 7th Amendment to PUD for Culvers**

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78 Clerk Sedlak explained there were few comments from the public at the meeting of the
79 Planning Commission. Culver’s has approximately 70% of their sales are inside sales
80 vs. drive-thru sales. The traffic patterns were looked at and approved. The two sign
81 rule was agreed upon. There were no comments from their planners. This will be going
82 in between Olive Garden and TGI Fridays. Supervisor St. Charles explained the owner
83 has received numerous awards for the operations of his facilities, one in Wixom and one
84 in Howell. This is exciting to get a good quality owner.

85
86 Trustee Rainko stated everyone is exciting about this going in. He has not heard one
87 negative comment and felt it will be a great addition. Trustee. Everett, Treasurer
88 Daugherty and Trustee Edry agreed.

89
90 **Motion by Sedlak, second by Everett**

91 To approve the PUD Agreement, 7th amendment, to the SP 01-2018 the
92 Culver's Restaurant at the Shoppes at Green Oak Parcel #4716-05-303-002
93 PUD GB.

94 Roll Call Vote: Ayes: Unanimous
95 Nays: None
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98 MOTION APPROVED
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101 **B. Willow Woods Master Deed Amendment**
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103 Clerk Sedlak explained this went through the Planning Commission and there were no
104 objections. One of the neighbors brought in pictures of what the site looks like now and
105 the job was completely botched with the soil erosion that site has now. It's terrible. He
106 would like to find out what's being done and when it's going to be done.
107

108 David Hensall, Lombardo Homes, Project Manager explained this project has been
109 under development for almost 2 years. They had their grand opening on 2/17 and they
110 will be building a model on lot 4 and a spec house on lot 5. There is seed and straw on
111 the right of ways, but once the weather warms up they will be seeding the entire lot. He
112 did an inspection yesterday as far as the condition, the roads are clear, the straw mats
113 are in place and so are mud mats. The site is in exceptional condition and ready to go.
114

115 Supervisor St. Charles explained at the entrance there was major soil erosion and the
116 soil erosion measures totally failed. The water went to the east and washed across the
117 neighbor's septic field. He questioned what they are doing about that particular location
118 since there is a steep hill. Mr. Hensall stated there has been additional grading and
119 seed and straw mats installed and about 60% of the landscaping will be at that entrance
120 and a lot of plantings and once that's installed that will also help to contain water runoff
121 to the neighbors. When asked if any of the pictures were from the Malek property area
122 Mr. Hansell confirmed the pictures are of phase 1 and not by the Malek's property. He
123 can make sure the Board will get an update.
124

125 Supervisor St. Charles explained he is concerned and will continue to watch the
126 entrance area along Winans Lake Road and the Malek property. There is a lot that
127 could have and should have been done. Unfortunately, this wasn't the Township's
128 jurisdiction, but these types of things are within their jurisdiction and they may only get
129 so many bites at the apple.
130

131 **Motion by Sedlak, second by Daugherty**

132 **To approve the first amendment to the Master Deed for the Willow Woods**
133 **allowing for fencing, single trash hauler, and specifically that family day**
134 **cares are 6 or less children permitted.**

135 Roll Call Vote: Ayes: Unanimous
136 Nays: None
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C. Medical Marijuana Ordinance Amendment Introduction Number 02-2018

Clerk Sedlak explained this is a Zoning Ordinance and these changes to the ordinance keep the Township within the State Law.

**Motion by Sedlak, second by Rainko
To adopt Ordinance 02-18 an ordinance to amend Chapter 38, Zoning, Section 38-201, Medical Marijuana Activities of the Code of Ordinances of Green Oak Charter Township, to delete the prohibition from use of accessory structures for medical marijuana activities.**

**Roll Call Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

D. Resolution Number 06-2018

Supervisor St. Charles reviewed the resolution.

**Motion by Rainko, second by Edry
To adopt Resolution Number 06-2018 a Resolution supporting transportation alternatives award (TAP) Grant Award and authorization for Livingston County Road Commission to administer Lemen Road and M-36 Pathway Project.**

**Roll Call Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

DISCUSSION ITEMS - None

COMMITTEE REPORTS - None

EXECUTIVE SESSION To consider a written legal opinion

**Motion by Rainko, second by Edry
To adjourn into Executive Session at 7:47 p.m.**

**Roll Call Vote: Ayes: Unanimous
Nays: None**

MOTION APPROVED

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189 **Motion by Rainko, second by Daugherty**
190 **To re-convene into open session at 7:52 p.m.**

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192 **Voice vote: Ayes: Unanimous**
193 **Nays: None**

MOTION APPROVED

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198 Clerk Sedlak stated as a result of the Executive Session the Board concurs with the
199 recommendation of the attorney and are able to move forward.

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201 **PUBLIC COMMENT** - None

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203 **ADJOURNMENT**

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205 The Board of Trustees meeting was adjourned at 7:53 p.m. due to no further business.

206
207 Respectfully Submitted,

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209 *Kellie Angelosanto*

210
211 Kellie Angelosanto
212 Recording Secretary

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214 Approved as submitted May 2, 2018

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218 Michael H. Sedlak, CMC
219 Township Clerk

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Mark St. Charles
Township Supervisor