

# GREEN OAK CHARTER TOWNSHIP

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

Regular Board Meeting, July 17, 2013 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 July 3, 2013 Regular Board Meeting Minutes
  - b) Approval of the submitted bills list
7. Department Head Reports & Requests:
8. Business Items
  - A. Wireless Communications & Essential Services, OA 02-2012 Introduction
  - B. SELCRA Second Amendment to The Articles of Incorporation
  - C. Rezoning of Existing Public Land Property to Public Land Zoning District
9. Discussion:
  - 1) Building Height
  - 2) Planning Commission Collaboration
10. Committee Reports: As needed
11. Executive Session: Liquid Manufacturing
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 July 17, 2013  
5

6 Roll Call – Susan Daugherty, Treasurer, Richard Everett, Trustee, Rollin Green,  
7 Trustee, Jim Tuthill, Trustee, Michael Sedlak, Clerk,  
8

9 Absent: Supervisor St. Charles  
10 Trustee Edry  
11

12 Guests: 6  
13

14 **APPROVAL OF AGENDA**

15 The addition of item D. Annual Dues for the Huron Watershed Council was added to the  
16 agenda.

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

19  
20 **Voice Vote: Ayes: Unanimous**  
21 **Nays: None**  
22

23 **MOTION APPROVED**

24  
25 **Motion by Everett, second by Tuthill**  
26 **To allow Clerk Sedlak run the meeting tonight.**

27  
28 **Voice Vote: Ayes: Unanimous**  
29 **Nays: None**  
30

31 **MOTION APPROVED**

32  
33 **CALL TO THE PUBLIC** - None  
34

35 **APPROVAL OF CONSENT AGENDA**  
36

- 37 1. Approval of the July 3, 2013 Regular Board Meeting Minutes  
38 2. Approval of the submitted bills list  
39

40 **Motion by Daugherty, second by Tuthill**  
41 **To approve the Consent Agenda as presented.**

42  
43 **Voice Vote: Ayes: Unanimous**  
44 **Nays: None**

**MOTION APPROVED**

45  
46  
47  
48 **DEPARTMENT HEAD REPORTS**

49  
50 **Treasurer** – None

51  
52 **Clerk** – Clerk Sedlak reported that the absentee ballots for the Whitmore Lake School  
53 Election have been sent out. The election is scheduled for August 6 and will be held at  
54 the church located on Fieldcrest. He met with representatives regarding moving the  
55 Township to Direct Energy. They were able to reduce the Township's rate to .05545 per  
56 kw. Based on the counts from last year, the bill would be reduced from \$26,621.99 to  
57 \$24,010.00 which is a significant savings to the Township.

58  
59 **Supervisor** – None

60  
61  
62 **A. Wireless Communication & Essential Services, OA 02-2012 Introduction**

63  
64 Trustee Green explained that the text was approved by the Planning Commission and  
65 the County.

66  
67 Mr. Moran explained that this was brought to the Planning Commission's attention by  
68 the Township's attorney. This provided the Township with an opportunity to tighten up  
69 the language for non essential communications and the Board of Trustees the ability to  
70 approve essential services for the public's health and safety. Trustee Green explained  
71 this is the first time it is in front of the Board.

72  
73 **Motion by Green, second by Everett**  
74 **To introduce 06-2013 an ordinance to amend portions of Chapter 38,**  
75 **Zoning of the Code of Ordinances for Green Oak Charter Township dealing**  
76 **with wireless communication facilities and regulations.**

77  
78 **Roll Call Vote: Ayes: Unanimous**  
79 **Nays: None**

80  
81 **MOTION APPROVED**

82  
83 **B. SELCRA Second Amendment to the Articles of Incorporation**

84  
85 **Representing SELCRA: Derek Smith**

87 Trustee Everett explained that Green Oak Township elected to rejoin SELCRA as a full  
88 participating member and the only change is to add Genoa Township to the list.

89  
90 **Motion by Everett, second by Sedlak**  
91 **To authorize the Supervisor and Clerk to sign the new amendment.**

92  
93 **Roll Call Vote: Ayes: Unanimous**  
94 **Nays: None**

95  
96 **MOTION APPROVED**

97  
98 Mr. Smith thanked the Board for their support. He gave a brief review of SELCRA's  
99 fiscal year. He explained how well SELCRA is working with the schools.

100  
101 **C. Rezoning of Existing Public Land Property to Public Land Zoning District**

102  
103 Clerk Sedlak explained that this was approved on April 3, 2013 and it was not published  
104 in the time required. He asked that the Board reaffirm this item and then he will publish  
105 it immediately.

106  
107 **Motion by Green, second by Daugherty**  
108 **To reaffirm the rezoning of existing public land property to public land**  
109 **zoning district as presented 05-2013**

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

113  
114 **MOTION APPROVED**

115  
116 **D. Annual Dues for the Huron River Watershed Council**

117  
118 Clerk Sedlak explained that this is an annual fee and it is a budgeted item. The cost is  
119 \$1747.60

120  
121 **Motion by Green, second by Everett**  
122 **To approve the fee as presented for the annual dues for the Huron River**  
123 **Watershed Council.**

124  
125 **Roll Call Vote: Ayes: Unanimous**  
126 **Nays: None**

127  
128 **MOTION APPROVED**

129  
130  
131  
132

133 **DISCUSSION**

134  
135 1. Building Height

136  
137 Trustee Green explained that there was a request to raise the building height from 28' to  
138 35'. The Building Administrator presented the request to the Planning Commission  
139 along with the rationale behind the request. It was discussed at length at the Planning  
140 Commission. There was input from the Fire Department as well and the Planning  
141 Commission took the position to leave the building height at 28'.

142  
143 Trustee Tuthill stated that he didn't see why it couldn't be changed to 35', when most of  
144 the surrounding municipalities are at 35'. He also felt that this height was something  
145 that the Fire Department was able to handle. Clerk Sedlak stated that there is a lot of  
146 supporting material around a commercial building but with a ladder truck set at the  
147 street the ladder does not have the reach.

148  
149 Mr. Moran stated that the Planning Commission determined that the ordinance is easy  
150 to follow in terms of defining averages to deal with the grades. The Planning  
151 Commission did not feel it had the technical expertise of fire fighting in order to  
152 determine whether or not one could fight a fire with the incremental 7 feet of additional  
153 height. The Commission was told by the association that asked for the 35' that the  
154 majority of homes within Hidden Lake do not meet the height requirement but exceed it.  
155 Grading issues were also a concern. The Planning Commission felt it was in the best  
156 interest of the Township to keep the height requirement the way it was. Mr. Moran  
157 stated that the safety of the homeowners is paramount.

158  
159 Trustee Green explained how the height is calculated in the Township but he didn't  
160 know how other municipalities are calculating the height and he felt that should be  
161 known. Clerk Sedlak stated that the calculation methods of surrounding areas should  
162 be looked at further so that they are comparing apples to apples.

163  
164 The Board decided to investigate the calculation methods of surrounding areas before  
165 making a decision.

166  
167 2. Planning Commission Collaboration

168  
169 Mr. Fellows explained that the Planning Commission has been looking at collaboration  
170 since it is one of the items on their planning priorities. He gave a brief review of how he  
171 has been exploring collaboration in other communities. He provided a link to a website  
172 titled Code for America.

173  
174 **COMMITTEE REPORTS**

175  
176 Treasurer Daugherty provided an update on Ann Arbor Spark and information on their  
177 budget.

179 **EXECUTIVE SESSION** – Liquid Manufacturing

180  
181 **Motion by Daugherty, second by Tuthill**  
182 **To adjourn into executive session to discuss Liquid Manufacturing.**

183  
184 **Roll Call Vote: Ayes: Unanimous**  
185 **Nays: None**

186  
187 **MOTION APPROVED**

188  
189 **Motion by Everett, second by Green**  
190 **To reconvene into open session.**

191  
192 **Voice Vote: Ayes: Unanimous**  
193 **Nays: None**

194  
195 **MOTION APPROVED**

196  
197  
198 **CALL TO THE PUBLIC**

199  
200 **Anna Ernst** – She explained that Green Oak Days is approaching. She explained that  
201 there were not enough participants for Pioneer Days but they will expand the marketing  
202 in the fall and hope for a good turnout next year. She supported keeping the building  
203 height as it is and utilize the ZBA if there is an issue. She commented on Spark and  
204 stated that she is not in favor of it.

205  
206 **Walt Ernst** – He explained the charity contest that will be held in Greek Town and he  
207 suggested voting for Meals on Wheels.

208  
209 **ADJOURNMENT**

210  
211 The Board of Trustees meeting was adjourned at 8:09 p.m. due to no further business.

212  
213 Respectfully Submitted,  
214 Kellie Angelosanto  
215 Recording Secretary

216  
217 Approved as submitted August 7, 2013

218  
219 

220  
221 Michael H. Sedlak, CMC  
222 Township Clerk

223  
224   
225 Mark St. Charles  
226 Township Supervisor