

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
September 6, 2018

Approved: _____

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

Roll Call: Chuck Fellows
Keith Lee
Sarah Pearsall
Michael Sedlak
Lamberto Smigliani
Michelle Stock

Absent: Deborah Sellis

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

Guests: 26

APPROVAL OF AGENDA

**Motion by Fellows, second by Pearsall
To approve the agenda as presented.**

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

MOTION APPROVED

Approval of the August 2, 2018 Regular Meeting Minutes

**Motion by Lee, second by Pearsall
To approve the minutes of August 2, 2018 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC (Limited to Agenda Items only)

50 **Wendall Brandt 12125 Shenandoah Drive** – He is representing Centennial Farms.
51 They are concerned with Ascher Farms. At Centennial Farms there are 80 buildings, with
52 4 units per building and they share a common well and common septic field. Traffic is
53 their biggest concern for Rushton Road, it has a higher volume of traffic, and Ascher
54 Farms is proposing 2 exits onto that road with very little study. If there is some
55 engineering done, it would be good to line up an exit with the 10 Mile stub. He would like
56 to see a traffic study done. They would like to see buffering between Ascher Farms and
57 Centennial Farms to help with noise and demarcation. He believed that wells and septic's
58 are proposed for Ascher Farms and they want to make sure that will not impact the
59 aquifer they all live off of. Stormwater is another concern. They are not aware of any
60 other sub that has overhead street lighting and they would like to see that removed.

61
62 **Kimberly Bolongna, resident** - She is concerned about the request for additional
63 parking of the storage facility. There are RV's that sit there all the time, she is curious as
64 to if they are expanding into other businesses or will there will be more RV's sitting there.

65
66 **Derrek Bauer** – His property is adjacent to Tranquil Woods. He explained within the
67 setback that is required there are huge beautiful trees and he would not like to see those
68 removed. His main concern is eliminating these trees in lieu of planting something much
69 smaller. He is also concerned with security. He is concerned with this affecting his
70 property value.

71
72 **Tony Russo, 9833 Cambridge Court** – As far as the water goes, Asher Farms will not
73 be hooking up to the water. They are all concerned with the traffic and they don't know
74 how close it will be to their boundaries.

75
76 **Kyle Hart, 12810 Ten Mile Road** – They are directly adjacent to Tranquil Woods. They
77 are concerned with the nearness of one building which is with 25' from their western
78 boundary. There are some existing old deciduous trees and open gaps as well. It will be
79 an 80' wall across their western property line. Their home is in a limited industrial area
80 and he asked if the setback can be adjusted.

81
82 **Jen 12844 Ten Mile Road** – She asked what they are doing about the safety. She asked
83 if there will be overhead lights because that will diminish the pleasant existence. There
84 is also a body of water for the wildlife and she questioned if that will be left there. The
85 back of her property backs up to the storage facility and she is concerned with that. She
86 is also concerned with traffic on Ten Mile Road. If the public is choosing to store RV's,
87 or campers it may take them a long time to turn into the property because there is no
88 apron. She questioned if this is a gated facility and will they have to enter passcodes.
89 She is worried about security and she wondered if it will be a 24/7 operation.

90
91 Mr. Smigliani closed the first call of the public at 7:20 p.m. due to no further comments.

92
93 **CHAIRMAN RESPONSE TO PREVIOUS MEETING CALL OF THE PUBLIC - None**

94
95 **BUSINESS ITEMS**

- 96
97 1. **Public Hearing Special Approval Use SAU 02-2018, Tranquil Woods**
98 **Storage LLC, located at 12782 Ten Mile Road, South Lyon, MI 48178**

99 **Parcel #4716-26-200-008.**

100
101 Mr. Montagno reviewed the Carlisle Wortman memo dated August 30, 2018. He noted
102 the proposed plan is generally acceptable though there are a number of issues related to
103 calculations that should be updated. He would recommend approval with the condition
104 that he applicant submit revised plans to address the following outstanding items:

- 105
106 1. Install screening along the border of the parcel at the northeast corner of the site
107 with a single family residence according to Section 38.177(b)(1)d.

108
109 Mr. Montagno noted lighting is proposed and it is down shielded and meets the
110 requirements. There is also a gate proposed.

111
112 Ms. Zawada referenced the CES letter of August 29, 2018 and noted the following:

- 113
114 1. The applicant has revised his previous submission and now shows detention
115 instead of retention for storm water management. Proposed basin side slopes are
116 proposed as 1:4; 1:5 maximum slopes are required.
117
118 2. They are in favor of the proposed detention concept as the site's soils do not
119 support retention. However, verification of the outlet and an analysis of
120 downstream affects/ultimate outlet needs to be made by the Applicant's Engineer,
121 an item they brought up in their previous review and in a subsequent meeting with
122 the Applicant and Engineer. This analysis shall be completed as part of the site
123 plan package so they can determine if the project is approvable.

124
125 She recommended that the plans are revised until they have the downstream analysis
126 complete.

127
128 Mr. Crampton explained it won't be open 24 hours/day he thought it will be open like 7:00
129 a.m. to 6:00 p.m., it is gated and there is lighting

130
131 Engineer explained the buffer areas will be modified after discussion with the neighbors.
132 He reviewed the new landscaping for the buffering area. Originally the basin was going
133 to be used as a retention instead of a detention which would have impacted the
134 landscaping to the east. Now it can primarily be preserved. There is fencing and there
135 are gates. There will be low building mounted lighting and will be two or 3 pole mounted
136 lights for the parking area and they are LED cut off fixtures.

137
138 Mr. Crampton explained he will be doing the project in phases. It's a national industry
139 average, that there are 7 cars per day that visit per day with 100 leased units, he is
140 confident it should not increase the traffic or safety issues. Mr. Crampton explained he
141 will have good quality people and a good quality business. His goal is not for RV storage
142 it's for mini storage.

143
144 **Motion by Fellows, second by Stock**
145 **To open the public hearing at 7:44 p.m.**

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147 **Voice Vote: Ayes: Unanimous**

Nays: None

MOTION APPROVED

Derek Bauer, 12919 Woodgrove Drive – The substantial trees are on the applicant’s property, there are at least 12 trees in there that they can’t get their arms around. He is concerned about what will be left there. He is concerned with security and buffering for privacy.

Dave, 12931 Woodgrove Drive – He is concerned as well with the trees being removed. Their common plea is that they are able to keep the mature trees and keep the aesthetic benefit, so they are not looking at the parking lot with RV’s or boats parked there.

Edward – owns the commercial building west of the dental office. Is there any drainage that is planned to go west? He knows there are issues downstream with capacity.

Kyle Hart, 12810 Ten Mile Road – He questioned what the plan is for the barn/shed on the edge of Mr. Crampton’s property. It does provide some screening he wasn’t sure if it would be left. There are 3 or 4 very large trees that provide a lot of character to the surrounding area. He questioned if the building will be 2 stories.

Jamie Hart, 12810 Ten Mile Road – Their property is zoned industrial but used as residential. The screening lines would be addressed but she questioned the setback, and asked if re-zoning their property to residential is something they can do.

Mr. Lamberto closed the public hearing at 7:54 p.m. due to no further comments.

2. Pamalane Court, Private Road Extension Parcel #4716-08-300-003

**Motion by Smigliani, second by Fellows
To open Pamalane Court for general discussion.**

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

MOTION APPROVED

Ms. McKenzie provided brief background information and explained the right-of-way was approved by LCRC and they have granted conceptual approval. The Township Engineer will review the engineering. Stormwater management and grading is subject to Township Engineer and Fire Marshal approval and must meet all design specifications.

The Carlisle Wortman memo dated July 26, 2018 was referenced. The following conditions were noted.

1. Stormwater management, topography/grading, layout, and design is subject to

- 197 review and approval by the Township Engineer and Township Fire Marshal.
198 2. The site plan is subject to review and approval of the design requirements and
199 specifications for Class B Roads by the Township Engineer.
200 3. The applicant must submit an approved Right-of-Way Permit from the Livingston
201 County Road Commission prior to a private road permit being issued by the
202 Township.
203 4. The applicant must submit a complete application for a land division with the
204 Township following approval of the private road application by the Township Board.
205 5. An initial review of the proposed road agreement suggest that the document is in
206 compliance with the requirements of Section 38-447(10); however, a complete
207 review may need to be conducted by the Township Attorney to verify compliance.
208 6. Correct name of Private Road from Rockwood Court to Pamalane Court in Road
209 and Easement Maintenance agreement.
210

211 Tim Zimmer, Livingston Engineering. He thanked everyone for getting them to this point.
212 They understand there is detailed engineering review they will go through with CES. They
213 have talked about getting the submittals together for the planner. They are ready to move
214 forward. They believe they have met all of the comments and concerns from the past.
215

216 Mr. Zimmer confirmed It's his understanding the name will be Pamalane Court.
217

218 **Motion by Fellows, second by Pearsall**
219 **To recommend Pamalane Court, Private Road Extension Parcel #4716-08-**
220 **300-003 to the Township Board for their review.**
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222 **Roll Call Vote: Ayes: Unanimous**
223 **Nays: None**
224

225 **MOTION APPROVED**
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- 228 1. **Site Plan Review for Ascher Farms, SP03-2018 parcel #4716-23-300-010 a**
229 **site condominium with 70 half acre single family residential lots on 52.94**
230 **acres. The parcel is located on the west side of Rushton Road, north of**
231 **10 Mile Road, south of Doane Road, in Section 23. The site is zoned R-2**
232 **single family residential, in which the single-family residential use is**
233 **permitted at the requested density.**
234

235 **Motion by Smiglini, second by Fellows**
236 **To consider Site Plan Review for Ascher Farms, SP03-2018 parcel #4716-23-300-**
237 **010 a site condominium with 70 half acre single family residential lots on 52.94**
238 **acres. The parcel is located on the west side of Rushton Road, north of 10 Mile**
239 **Road, south of Doane Road, in Section 23. The site is zoned R-2 single family**
240 **residential, in which the single-family residential use is permitted at the**
241 **requested density**
242

243 **Voice Vote: Ayes: Unanimous**
244 **Nays: None**
245

246 **MOTION APPROVED**

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248
249 Mr. Montagno referenced the Carlisle Wortman memo dated August 29, 2018. He would
250 recommend that all of the following outstanding items must be addressed before action
251 is taken on these plans:

- 252
253 1. Increase width of pathway along Rushton Road to 10 feet.
254 2. Provide non-motorized pathway along the entire Rushton Road frontage.
255 3. Provide approval for work within the ROW from LCRC.
256 4. Provide photometric plan for further review.
257 5. Obtain a sign permit prior to construction.

258
259 Ms. Zawada referenced the CES memo dated August 7, 2018 with the following concerns:

- 260
261 1. the detention basin emergency overflow spillway and the 100 year overland flow
262 route with elevations needs to be shown. It must be demonstrated that flooding of
263 homes will not occur during a 100 year storm event or failure of the storm
264 collection.
265
266 2. The site is proposed to be serviced with wells and septic. CES recommends that
267 the applicant provide documents from the Health Department that is feasible. She
268 noted they did receive correspondence late this afternoon from the Health
269 Department which shows the site will support septic fields.
270
271 3. They note that storm sewer of +/- feet depth is proposed between lots which is a
272 concern for impacts to home foundations well as for future maintenance.

273
274 Due to these concerns she recommended the item be tabled.

275
276 Clerk Sedlak explained he just received the packet before a long holiday weekend and
277 due to the Emily FOIA he has not had time to review the material and would like to table
278 the applicant until the following meeting.

279
280 Mr. Fellows explained since the Plan calls for a pathway to extend north on Rushton to
281 Silver Lake past Doane Road it appears placement on the eastern side of Rushton would
282 be a safer consideration for pedestrian traffic. Placing a Pathway on the western side
283 presents a potential public safety issue at the junction of Doane Road and Ruston.
284 Pedestrian crossing at Ten Mile Road is a much safer consideration and a pathway on
285 the eastern side of Rushton crosses to significant parcels of public property, the Fire
286 Station and Brummer Elementary.

287
288 **Motion by Smigliani, second by Pearsall**
289 **To close discussion and table to the next meeting.**

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

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294 **MOTION APPROVED**

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2. Public Hearing to receive comments on Amendment to Chapter 38, Zoning, Article VII, Off Street Parking and Loading.

Mr. Montagno referenced the Carlisle Wortman memo dated June 14, 2018. He provided some minor proposed text amendments that would allow for parking within the front yard while still maintaining a minimum landscape area adjacent to roads. There are still general screening requirements that would protect the views for any adjacent residential developments The Planning Commission should discuss the intent of this section of the ordinance and determine if the proposed language will accomplish the Township’s goals.

**Motion by Smigliani, second by Stock
To open the public hearing at 8:15 p.m.**

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

MOTION APPROVED

There were no comments.

Mr. Smigliani closed the public hearing at 8:15 p.m.

**Motion by Pearsall, second by Fellow
To suspend the normal rules and recommend approval of the Amendment to Chapter 38 Zoning, Article VII, Off Street Parking and Loading to the Township Board.**

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

MOTION APPROVED

3. Adoption of amendment to PC By-Laws

Mr. Fellows explained the amendment to the Planning Commission By-Laws is to clarify the meeting process and the rules the Planning Commission operates under.

**Motion by Stock, second by Pearsall
To recommend to the Township Board to review and approve the amendment to the Planning Commission By-Laws as discussed.**

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

MOTION APPROVED

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REPORTS

Chairman – None

Township Board Representative – Clerk Sedlak brought the Planning Commission up to date regarding the last Board meeting. He also explained the Emily FOIA request.

ZBA Representative- None

Planning Consultant – None

Correspondence – Ms. McKenzie noted a letter from resident Louann Hopkins was received and well as Jeff Whitcomb.

CALL TO THE PUBLIC

Tony Russo – He explained there is a wildlife haven for on the property where Ascher Farms is proposed and said there are ,not too many places you can look out your back door and see that anymore.

ADJOURNMENT

Mr. Smigliani adjourned the Planning Commission meeting at 8:32 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary