



## GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton, MI 48116  
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

Green Oak Charter Township  
Planning Commission  
Regular Meeting  
Thursday, October 15, 2015  
7:00 p.m.

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

### AGENDA REVISED

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Commission
4. Approval of the Agenda
5. Approval of October 1, 2015 Regular Meeting Minutes
6. Election of Vice Chairperson
7. Call to the Public (Limited to agenda items only)
  
8. Business Items:
  - A. Green Tree Mini Storage Extension, SP02-2013
  
  - B. Introduction PUD 02-2015, Aspen Technologies, Kensington Pines PUD Amendment, 7963 Lochlin Dr., Brighton, MI 48116 Parcel # 4716-12-301-010
  
9. Reports
  - A. Chairman
  - B. Township Board Representative
  - C. Zoning Board of Appeals Representative
  - D. Planning Consultant
  - E. Correspondence
  
10. Call to the Public
11. Adjournment

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#### PLANNING COMMISSION

Robert Moran, Chairperson  
William Haskell  
Sarah Pearsall, Secretary  
Rollin Green, Twp. Board Rep.

Dean Williams  
Russell Brooks  
Lamberto Smigliani

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Green Oak Charter Township  
Planning Commission  
Regular Meeting Minutes  
October 15, 2015

Approved: \_\_\_\_\_

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

Roll Call:           Russell Brooks  
                          Rollin Green  
                          Bill Haskell  
                          Robert Moran  
                          Sarah Pearsall  
                          Lamberto Smigliani  
                          Dean Williams

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

Guests:             0

Mr. Moran welcomed Bill Haskell back to the Planning Commission.

**APPROVAL OF AGENDA**

Mr. Moran added the election of the vacant officer position to the agenda.

**Motion by Pearsall, second by Williams  
To approve the agenda as revised.**

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

**MOTION APPROVED**

**Approval of the October 1, 2015 Regular Meeting Minutes**

**Motion by Haskell, second by Pearsall  
To approve the minutes of October 1, 2015 as revised.**

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

**MOTION APPROVED**

**CALL TO THE PUBLIC – None**

**ELECTION OF VICE CHAIR**

50 **Motion by Moran, second by Williams**  
51 **Move to elect Lamberto Smigliani as Vice Chair of the Planning**  
52 **Commission.**

53  
54 **Voice Vote: Ayes: Unanimous**  
55 **Nays: None**

56  
57 **MOTION APPROVED**

58  
59 **BUSINESS ITEMS**

60  
61 **A. Green Tree Mini Storage Extension, SP 02-2013**

62  
63 Mr. McKenzie explained the project originally came in for site plan approval in the 1990's  
64 and they didn't build all of the buildings at that time. In 2013 they requested to build two  
65 more buildings and they didn't build them. Now they want to build them and the extension  
66 is now expired.

67  
68 Mr. Moran felt it would be a good idea to have the applicant appear before the Planning  
69 Commission so there can be some discussion to see if there were any extenuating  
70 circumstances to consider. Mr. Montagno stated if the Planning Commission is going to  
71 bring them back they could briefly look at it and make sure everything is consistent.

72  
73 Mr. Moran explained that the pile of dirt has not been removed and the 3 trees were not  
74 planted as required. He suggested postponing this item to a future meeting at which time  
75 the applicant is able to be present to provide rationale as to why they didn't do what they  
76 had agreed to do.

77  
78 **Motion by Moran, second Green**  
79 **To postpone Green Tree Mini Storage Extension, SP -02-2013 until a future**  
80 **meeting when the applicant can be present to answer questions of the**  
81 **Planning Commission.**

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

85  
86 **MOTION APPROVED**

87  
88 **B. Introduction PUD 02-2015, Aspen Technologies, Kensington Pines PUD**  
89 **Amendment, 7963 Lochlin Dr., Brighton, MI 48116 Parcel #4716-12-301-010**

90  
91 Mr. Moran gave a brief history of the Kensington Pines PUD. It didn't seem practical to  
92 remove the parking lot, given that there was a period of time that the Township was aware  
93 and hadn't taken action on it. Following a meeting with the Aspen representative in early  
94 2013, it was agreed that curbing or another protective barrier would be installed to protect  
95 a tree prone to damage from a vehicle exiting the parking within the front yard setback.  
96 It was further agreed that the PUD Amendment authorizing vehicle parking within the front  
97 not yard setback would be placed on a future Planning Commission meeting for  
98 consideration and later a recommendation to the Board of Trustees when the following

99 had been proved to the Township Zoning Administrator. 1) Revised site plan showing  
100 location and type of barrier to protect the tree adjacent to proposed parking lot and, 2)  
101 evidence of the requisite number of property owners voting in favor of amending the  
102 Kensington Pines PUD for the unit where Aspen Technology is located. Mr. Moran  
103 explained that the township has recently attempted to contact Aspen Technologies to  
104 move forward with the process but they have not responded. Mr. Moran stated he wanted  
105 to make sure they are doing this correctly and resolve the issue.  
106

107 Mr. Montagno stated it might be reasonable to accept other alternatives to the curbing  
108 around the tree, to achieve the same end but with a more creative solution. Mr. Moran  
109 stated that they had talked about a barrier and the applicant did not like that. Mr. Smigliani  
110 felt that the landscaping is important. Ms. McKenzie commented that if the parking lot  
111 was removed, there would be no parking for their employees. It is very crowded and  
112 every spot is taken.  
113

114 Mr. Williams asked if they can see the original landscape plans from 1992. Ms. McKenzie  
115 stated she would try to get them. Mr. Williams questioned if the rear area lot was  
116 originally a grassy area or was it like it is today as a dirt area. Mr. Williams asked if there  
117 are sufficient handicap spaces. Mr. Montagno will look into that. Mr. Haskell asked if a  
118 new site plan should be required.  
119

120 Mr. Moran explained that he will work with the Township Attorney and Zoning  
121 Administrator and find out the best way to proceed if the applicant continues to not  
122 respond to township communication.  
123

## 124 **REPORTS**

125  
126 **Chairman** – Mr. Moran stated that they are working on changes to the draft pathway and  
127 sidewalk ordinance and will be back in front of the Planning Commission to discuss it  
128 further. The digital billboard in Whitmore Lake should be operational by the end of next  
129 month. A strategy meeting was held at the request of Carlisle Wortman to make sure they  
130 are aligned with the Township objectives.

131 **Township Board Representative** – Trustee Green reported that the annual audit was  
132 conducted (with favorable results) and a substantial change in the fund balance policy  
133 was approved. After discussion, action on the ordinance regarding medical marihuana  
134 was postponed due to upcoming changes and it would be addressed later. The purchase  
135 of new video equipment was approved.

136 **ZBA** – Ms. Pearsall explained there was no ZBA meeting scheduled.

137 **Planning Consultant** – Mr. Montagno mentioned that they are working on the Parks  
138 and Recreation plan and working on a tight time frame, they will be announcing public  
139 input soon.

140 **Correspondence** – Ms. McKenzie reported the Historical Society is having their holiday  
141 garage sale today and tomorrow and she provided status updates regarding  
142 administrative applications.  
143

144 Mr. Williams reminded everyone to vote on November 3 and that the Brighton Library is  
145 asking for a millage.  
146

147 Mr. Moran noted that Livingston Educational Services also is seeking money for their

148 programs.

149 **CALL TO THE PUBLIC** - None

151 **ADJOURNMENT**

153 Mr. Moran adjourned the Regular Planning Commission meeting at 7:52 p.m. due to no  
154 further business.

156  
157 Respectfully Submitted,

159  
160 *Kellie Angelosanto*

161 Kellie Angelosanto  
162 Recording Secretary  
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164  
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