

1 Green Oak Charter Township  
2 Board of Trustees  
3 Regular Meeting Minutes  
4 November 16, 2016  
5

6 Roll Call – Susan Daugherty, Treasurer, Tracey Edry, Trustee, Richard Everett,  
7 Trustee, Rollin Green, Trustee, Michael Sedlak, Clerk, Mark St. Charles, Supervisor,  
8 Jim Tuthill, Trustee  
9

10 Absent: Jim Tuthill, Trustee  
11

12 Also Present: Debra McKenzie, Zoning Administrator  
13

14 Guests: 16  
15

16 **APPROVAL OF AGENDA**

17 Clerk Sedlak explained they will need to remove the swearing in ceremony from the  
18 agenda. He received word from the County Clerk that the State advised her until the  
19 County certifies the election no one can be sworn in. They do not anticipate that  
20 happening until Monday. Michigan Compiled Law states any officials that have not  
21 been able to be sworn in are carried over and they have until January 1, 2017 to get  
22 sworn in and take office.

23 **Motion by Edry, second by Green**  
24 **To approve the agenda as amended.**  
25

26 **Voice Vote: Ayes: Unanimous**  
27 **Nays: None**  
28

29 **MOTION APPROVED**  
30

31 **PUBLIC COMMENT**  
32

33 Gary and Pat Edwards 8009 Bluebird Drive – Their property directly adjoins the  
34 Sherman/Davis property and the new proposal is now down to 2 acre lots, he would  
35 rather see two properties with 1 acre sold rather than fifteen ½ acre parcels. He did talk  
36 to the neighbors and they were in agreement.  
37

38 **APPROVAL OF CONSENT AGENDA**  
39

- 40 1. Approval of the November 2, 2016 Regular Board Meeting Minutes
- 41 2. Approval of the submitted bills list in the amount of \$423,949.16  
42

43 **Motion by Edry, second by Daugherty**

44 **To approve the Consent Agenda as presented.**

45  
46 **Voice Vote: Ayes: Unanimous**  
47 **Nays: None**

48  
49 **MOTION APPROVED**

50  
51 **Treasurer** – Treasurer Daugherty explained that taxes will be going out the 1<sup>st</sup> of  
52 December and the newsletter is also ready to go.

53 **Clerk** – Clerk Sedlak reported there was a high voter turnout of 70% plus with the  
54 highest absentee ballots they have ever had at 4300 with a 98% return rate. The lines at  
55 the beginning of the day were the highest and tapered off by 10:30. Afternoon and  
56 evening they had a light turnout. During the day there were challenges, six tabulators  
57 quit working during the day, the memory cards performed flawlessly and all ballots were  
58 counted. Two electronic poll books also went down during the day. It was not a problem  
59 unique to Green Oak Township, the tabulators are old. He took his hat off to the poll  
60 workers, they came under a lot of fire and bullying by some of the voters over the long  
61 lines. They had greeters for the first time and helped voters. All the precincts have  
62 cleared by the County Board of Canvassers with no re-tabulations necessary.  
63 Absentee boards were done by 8:00 p.m. and they were on their way home by 8:30  
64 p.m. All results were to the County by 9:00 p.m. He cannot say enough about the  
65 workers.

66  
67 Clerk Sedlak also informed the Board he has reached the decision not to renew his  
68 Deputy Clerk for the upcoming term as he is allowed to under the Michigan Compiled  
69 Law. After consulting with the Township Labor Attorney, he called for a meeting with  
70 the Personnel Committee on 11/4/16. The Personnel Committee concurred with this  
71 decision.

72  
73 **Motion by Sedlak, second by Edry**  
74 **To not renew the Deputy Clerk and end employment under Michigan**  
75 **Compiled Law 41.69, Section 3.0, subsection 3.1 Employment At Will of the**  
76 **Personnel Manual. He made the decision because he felt it was in the best**  
77 **interest of the Township.**

78  
79 **Voice Vote: Ayes: Unanimous**  
80 **Nays: None**

81  
82 **MOTION APPROVED**

83  
84 **Supervisor** – Supervisor St. Charles explained over the last several SAD's they have  
85 not gone as smooth as one would have hoped. One such neighborhood had a feud in  
86 the neighborhood. So, before he spends a lot of his time he wants to see support  
87 amongst the neighborhood before starting on a project. He was contacted by Jonathan  
88 Harris in the Meadows Subdivision to see about redoing their roads. Supervisor St.  
89 Charles got a price but he wanted to see if there was sufficient support from the  
90 neighbors, which Mr. Harris provided. Supervisor St Charles asked the Board to direct

91 him to proceed in starting that process, developing the cost, petitions and providing the  
92 petition. The Board concurred.

93  
94 Supervisor St. Charles provided an outline for the Township Hall work that will be done  
95 with regard to re-carpeting the Hall.

96  
97 Supervisor St. Charles noted that he attended the meeting for the flex route. The Board  
98 has approved that the Township take care of the maintenance of the roundabouts after  
99 a year or two. Northfield Township has also agreed to split the yearly cost of the  
100 lighting.

101  
102 **RESOLUTION 32-2016**

103  
104 Supervisor St. Charles provided a history of Trustee Green's service to the Township.  
105 He stated that one of the things that always impressed him was that Trustee Green  
106 always voted with conviction and had the best interest of every township resident at  
107 hand. He congratulated Trustee Green on his retirement.

108  
109 **Motion by St. Charles, second by Sedlak**  
110 **To adopt Resolution 32-2016**

111  
112 **Whereas Rollin Green brought his knowledge and expertise and a desire to**  
113 **serve this community of Green Oak Charter Township. Serving on the**  
114 **Planning Commission beginning in September of 1995.**

115  
116 **Whereas, Commissioner Rollin Green continued his commitment to public**  
117 **service by successfully running for public office in 1996 for the position of**  
118 **Township Trustee.**

119  
120 **Whereas, Rollin Green ran successfully for Township Trustee for 2000,**  
121 **2004, 2008, and 2012 compiling a 20 year record of serving this community**  
122 **with honor.**

123  
124 **Whereas, at the request of the Township Supervisor Rollin Green served as**  
125 **Board Representative on the Planning Commission and/or the Zoning**  
126 **Board of Appeals for Green Oak Charter Township from 1996 until his**  
127 **retirement in 2016.**

128  
129 **Whereas, Rolling Green was more than a Trustee, or a Commissioner to**  
130 **this Township by being a friend and mentor to all who worked with him.**

131  
132 **Whereas, Rollin Green will honorably retire from his duties as a Green Oak**  
133 **Charter Township Trustee and Planning Commissioner on November 20,**  
134 **2016 after 21 years.**

135  
136 **Now therefore, be it resolved that the citizens and Board of Green Oak**  
137 **Charter Township shall be forever thankful for Rollin Green's dedication**

138 **and commitment to serve for our community. He is wished well in his**  
139 **retirement and future endeavors.**

140  
141 Clerk Sedlak commented that Rollin Green always asked the questions the citizens  
142 would ask and because of that he has made him a better Clerk. He thanked him and  
143 stated he will be sorely missed.

144  
145 **Roll Call Vote: Ayes: Unanimous**  
146 **Nays: None**

147  
148 **MOTION APPROVED**

149  
150 Trustee Green stated he enjoyed his years of service and he tried to serve the  
151 Township and reserve judgement until facts were given, he tried to conserve the  
152 financial resources, preserve the natural beauty of our township and to be a true servant  
153 of the community. He thanked the voters for voting for him. He expressed appreciation  
154 to his wife and a wise perspective. He complimented the Planning Commission and  
155 ZBA and the Historical Society to preserve the Township's history. He has many  
156 memories of the old Township Hall and long relationships with many. He was born  
157 here, raised his family here and his family has been here for over 100 years. He is  
158 proud to have served and thanked everyone.

159  
160 **PUBLIC HEARINGS**

161  
162 **1. First Public Hearing for Rolling Green SAD**

163  
164 Supervisor St. Charles explained the petitions were sent out with an estimated cost of  
165 \$355,715.16. A 15 year SAD, with a yearly cost of \$544.35 with a total of 44 properties,  
166 total of 29 properties signed in the affirmative with 69.0% affirmative in the petition.

167  
168 Supervisor St. Charles opened the public hearing at 7:35 p.m.

169  
170 Supervisor St. Charles closed the public hearing due to no comments.

171  
172 **2. First Public Hearing for Nichwagh Ridge Condo Sewer SAD**

173  
174 Supervisor St. Charles explained the estimated cost is \$113,900.00 for 10 years with an  
175 estimated cost of \$449.83 per home. There are 32 properties within the district with 22  
176 properties who have signed the petition with a 68.75% in the affirmative.

177  
178 Opened the public hearing at 7:36 p.m. and closed it due to no one wishing to comment.

179  
180 **BUSINESS ITEMS**

181  
182 **A. Presentation: Historical Society**

184 Marilyn Harrington provided the annual report which chronicled the Historical Society  
185 activities from October 1, 2015-September 30, 2016. She also noted they celebrated  
186 their 41st year.

187

188 **Move by Green, second by Sedlak**

189 **To accept the Historical Society's Annual Report.**

190

191 **Voice Vote: Ayes: Unanimous**

192 **Nays: None**

193

194

**MOTION APPROVED**

195

196 **B. Mike Davis and Jim Sherman Land Split Denial Appeal**

197

198 Supervisor St. Charles explained he cannot vote in this request due to his participation  
199 in the previous application and hand the gavel over to Clerk Sedlak.

200

201 Mr. Davis explained Mr. Sherman's family moved here in 1939 and bought the 40 acres.  
202 They wound up with his brother coming back from WWII in 1946 and they bought this  
203 little strip of land. Mr. Davis bought Mr. Sherman's brother's land and they have lived  
204 here for many years. They would like to sell off the excess property. That property  
205 screams out to have a couple of gorgeous homes on it, and it's not far from the Huron  
206 River, the way this was laid out, there are weird issues with the cul de sac. They have  
207 spent about \$10,000 going through the rezoning. They would like to get this resolved,  
208 there are so many reasons this is a good use for this property given the size of the  
209 parcels. This is the only property in the area that is wall to wall trees. They have been  
210 advised by real estate people that they have spoken to that this is a great use for the  
211 property. They would like to request that their application be approved.

212

213 Clerk Sedlak explained there was specific reason why this was denied in the first place  
214 and he questioned if anything has changed since that time. Mr. Davis stated the  
215 original plan was denied, now they are presenting a 2 lot proposal. The roads only  
216 purpose is to fulfill the zoning ordinance. The shape of the cul de sac is not centered in  
217 the right of way. They think there is a fairness issue involved with the cul de sac.

218

219 The revised plan with two lots was also denied on October 25, 2016. It was denied due  
220 to the frontage. Mr. Davis stated that the ordinance probably works when someone is  
221 putting in a subdivision but it doesn't with this kind of proposal.

222

223 Clerk Sedlak explained they are bound to follow the ordinance and there is a solution  
224 that does meet the ordinance. Mr. Sherman stated they are asking for relief on the 100'  
225 foot rule. They have 33' of frontage on each property.

226

227 Trustee Everett stated if they expanded the cul de sac they would have the frontage.  
228 Mr. Davis stated it's impossible to do what he suggested because of the design existing  
229 cul de sac, they would wind up with 2 circles that overlap.

230

231 Trustee Green asked if a variance can be applied for to the ZBA either to allow the  
232 driveway or allow the cul de sac overlap. Ms. McKenzie explained that this has to do  
233 with the Land Division Act and they can't give a variance due to the land division.

234  
235 Trustee Everett explained the larger the circle the larger the turning radius and that  
236 could be achieved by forming a half circle from the existing cul de sac. Mr. Davis stated  
237 he didn't think it was a lawful cul de sac. The Board concurred, that the applicant  
238 should draw in a half circle which would provide the required road frontage and submit  
239 that to zoning.

240  
241 **Motion by Green, second by Everett**  
242 **To maintain the denial and ask the applicant to consider the suggestion**  
243 **that was made.**

244  
245 **Roll Call Vote: Ayes: Unanimous**  
246 **Nays: None**  
247 **Recused: St. Charles**

248  
249 **MOTION APPROVED**

250  
251 **C. Resolution 33-2016 2<sup>nd</sup> Resolution for Rolling Green SAD**

252  
253 **Motion by Green, second by Sedlak**  
254 **To adopt Resolution 33-2016, second resolution regarding certain**  
255 **improvements and related special assessment district Rolling Green Road**  
256 **Improvement Special Assessment District 2016.**

257  
258 **Roll Call Vote: Ayes: Unanimous**  
259 **Nays: None**

260  
261 **MOTION APPROVED**

262  
263 **D. Resolution 34-2016 2<sup>nd</sup> Resolution for Nichwagh Ridge Sewer SAD**

264  
265 **Motion by Green, second by Sedlak**  
266 **To adopt Resolution 34-2016 Second Resolution regarding certain**  
267 **improvements and related Special Assessment District, Nichwagh Ridge**  
268 **Condominium Septic System Improvement Special Assessment District 2016.**

269  
270 **Roll Call Vote: Ayes: Unanimous**  
271 **Nays: None**

272  
273 **MOTION APPROVED**

274  
275 **DISCUSSION ITEMS**

276  
277 Trustee Edry commented on voting at Brummer school and felt that the people working  
278 there were great and it went smoothly.

279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324

**COMMITTEE REPORTS**

Trustee Green reported that a presentation was provided regarding the Vortex Gymnastics Center and a public hearing was held at the Planning Commission. They were asked to revise and resubmit the preliminary site plan.

**EXECUTIVE SESSION** - None

**PUBLIC COMMENT**

**Marilyn Harrington** – She Introduced Ruth Munzel.

**Anna Ernst** – She thanked Rollin for his years and his commitment to going over the budget, she appreciated it. She hoped he will still have cookies around the township.

**Walt Ernst** - He explained that at the last Livingston County Area on Aging had a meeting regarding hoarding and he questioned if the Township knew how to find out is someone was hoarding and how that would be handled.

**Dan Rainko** – He explained he has spent since July attending the Board meetings, and he applauded Mr. Green’s service to the community. The continuity of all these people working together sets an example for the government.

**ADJOURNMENT**

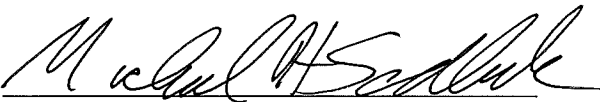
The Board of Trustees meeting was adjourned at 8:27 p.m. due to no further business.

Respectfully Submitted,

*Kellie Angelosanto*

Kellie Angelosanto  
Recording Secretary

Approved as submitted December 7, 2016



Michael H. Sedlak, CMC  
Township Clerk



Mark St. Charles  
Township Supervisor