



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, November 19, 2015
7:00 p.m.

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

AGENDA

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Commission
4. Approval of the Agenda
5. Approval of November 05, 2015 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)
7. Business Items:
 - A. Site Plan Review for Green Oak Associate's, LLC (Former Shady Stop) 8480 E M-36 Whitmore Lake, 48189
8. Reports
 - A. Chairman
 - B. Township Board Representative
 - C. Zoning Board of Appeals Representative
 - D. Planning Consultant
 - E. Correspondence
9. Call to the Public
10. Adjournment

Posted: November 13, 2015

PLANNING COMMISSION

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

Dean Williams
Russell Brooks
Lamberto Smigliani

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
November 19, 2015

Approved: _____

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

Roll Call: Russell Brooks
Chuck Fellows
Rollin Green
Robert Moran
Sarah Pearsall
Lamberto Smigliani
Dean Williams

Also Present: Paul Montagno, Carlisle Wortman

Guests: 3

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the November 5, 2015 Regular Meeting Minutes

**Motion by Green, second by Williams
To approve the minutes of November 5, 2015 as submitted with one
addition.**

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

MOTION APPROVED

CALL TO THE PUBLIC – None

BUSINESS ITEMS

**A. Site Plan Review for Green Oak Associate's, LLC (Former Shady Stop) 8480
E M-36 Whitmore Lake, 48189**

Representing Green Oak Associate's, LLC: James Kenney

Kurt Anderson
Samantha Rice

Mr. Montagno reviewed the Carlisle Wortman memo dated 11/3/15. He explained the site plan is in good shape and recommends approval with the following items being addressed:

1. The applicant must seek a variance from the ZBA for Section 38.311 (f) which does not permit parking for commercial use in the front yard.
2. Per Section 38.313(1) the Planning Commission may consider waiving the requirement that all drives and parking lots are to be hard surface.
3. The applicant should either update the landscape plan to demonstrate that the requirements of Section 38-177 of the Zoning Ordinance are met, or the Planning Commission can modify the landscape standards if they believe the site meets the intent of the Ordinance.
4. Details must be provided for the light fixtures to demonstrate that they are fully shielded and down directed. This could be done on the final engineering plans.

Mr. Kenney gave a brief history of the project. Mr. Anderson explained that a gravel parking surface is being proposed because of the heavy equipment that will be used, and that equipment would just tear up a hard surface. The gravel also will allow some water infiltration as opposed to a hard surface. Mr. Anderson stated that they have proposed a bio swale that will dump into a retention basin that will overflow into a drain. The gravel is something that would help them with the conditions of the site. They are proposing 8" of limestone. Mr. Montagno explained that the engineers found that acceptable. Mr. Anderson stated that there is a turn-around in the back for trucks. The bins will be the vertical free standing style, with 4x18 blocks that will be stacked.

Mr. Moran asked if it is their intent to meet the landscaping requirements. Mr. Kenney stated that he had no problem meeting it; he just didn't want to block the view of the property from M-36. Mr. Kenney agreed to come back with a specific landscape proposal. Mr. Anderson stated that there will be some trees impacted due to the bio swale, the rails to trails is immediately to the south of them and there will probably be some screening lost. Mr. Montagno stated that they will need to screen and soften the bin storage area. Mr. Moran stated the bin area has to be adequately screened from any residential areas, and where the existing vegetation is removed they would want to see the plans as to what will be replaced there.

Mr. Moran stated that the applicant will need to go the ZBA for a variance to allow parking in the front of the building. He explained that the Planning Commission may want to consider making an exception for the hard surface requirement since these types of operations usually don't have paved areas and are gravel. He felt it makes sense to waive that requirement. The Planning Commission agreed and decided to waive the general requirement since there is no other location for the hard surface on the property except for where it's being proposed and requiring it would be counter productive.

Motion by Smigliani, second by Pearsall
To approve the site plan for Green Oak Associates, LLC contingent on ZBA

99 approval for the placement of the handicap parking spots located on the
100 east left side of the entrance drive and subject to administrative approval of
101 the final landscape plan, meeting the general requirements for screening of
102 the containment areas, meeting the ordinance requirement for replacement
103 of any trees that are removed, and other elements of the site plan dated
104 10/6/15 and the plan will be revised to reflect changes resulting from
105 tonight's review. All requirements of the detailed engineering and fire
106 reviews would be met by the applicant.

107
108 **Voice Vote: Ayes: Unanimous**
109 **Nays: None**

110
111 **MOTION APPROVED**

112
113 **REPORTS**

114
115 **Chairman** – Mr. Moran briefly brought the Planning Commissioners up to date
116 regarding the land that has been sold at The Legacy Center and a Pre-application
117 Meeting for gymnasium and childcare facilities with the LEGACY PUD to be located
118 south of Winans Lake Road.

119 **Township Board Representative** – Trustee Green reported that the Board approved
120 the two rezoning requests for property on Whitmore Lake Road from RF to R2.

121 **ZBA Representative-** Ms. McKenzie reported that the ZBA approved the variance
122 request for the one application that was presented. Private road easement issue that
123 was previously approved 10 years ago and the application had let it lapsed.

124 **Planning Consultant** – None

125 **Correspondence** – None

126
127 **CALL TO THE PUBLIC** - None

128
129 **ADJOURNMENT**

130
131 Mr. Moran adjourned the Regular Planning Commission meeting at 7:45 p.m. due to no
132 further business.

133
134
135 Respectfully Submitted,

136
137 *Kellie Angelosanto*

138
139 Kellie Angelosanto
140 Recording Secretary