

GREEN OAK CHARTER TOWNSHIP
Planning and Zoning Department
10001 Silver Lake Road, Brighton, MI 48116
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Green Oak Charter Township
Planning Commission
Regular Meeting
Thursday, November 7, 2013
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 October 17, 2013 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)

7. Business Items:
 - A. Site Plan Review for American Models, SP 06-2013
 - B. Discussion of text amendment for Tributary Overlay non-compliance, OA 06-2013
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: October 31, 2013

PLANNING COMMISSION

Robert Moran, Chairperson
Chuck Fellows, Vice Chairperson
Sarah Pearsall, Secretary
Rollin Green, Twp. Board Rep.

Dean Williams
Russell Brooks
Lamberto Smigliani

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
November 7, 2013

Approved: _____

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

Roll Call: Russell Brooks
 Chuck Fellows
 Rollin Green
 Robert Moran, arrived at 7:03 p.m.
 Sarah Pearsall
 Lamberto Smigliani
 Dean Williams

Guests: 3

Also Present: Lesa Brookins, Zoning Administrator
 Don Wortman, Carlisle Wortman

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the October 17, 2013 Regular Meeting Minutes

**Motion by Pearsall, second by Williams
To approve the minutes of October 17, 2013 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC

Patricia McAlpine-Ellis, 9370 Rickett Road – She questioned how she can file a complaint regarding a street light located at Goble Drive and Rickett Road.

50 **A. Site Plan Review for American Models, SP 06-2013**

51 **Representing: Doug Necci, Architect**
52 **Ron Bashista, Owner**

53
54
55 Mr. Wortman reviewed the Carlisle Wortman memo dated 10/31/13. He explained that
56 the applicant requests site plan approval to construct a new 7,500 square foot, two-story
57 industrial building. The site is approximately 4.13 acres in size and is zoned General
58 Industrial. The following concerns were raised regarding the proposed plans:

- 59
- 60 1. Seek waiver of tree inventory requirement from Planning Commission.
 - 61 2. Seek waiver of asphalt/pavement requirement for rear portion of building.
 - 62 3. Provide note on public status of Green Oak Industrial Drive.
 - 63 4. Obtain permits from L.C.R.C. for work within public R.O.W.
 - 64 5. Provide estimate of number of employees expected during largest shift.
 - 65 6. Along the road frontage, replace one (1) deciduous tree with one
66 ornamental tree.
 - 67 7. Verify location of pole and wall-mounted lights.
 - 68 8. Provide sign location and details for building department review.
- 69

70 Mr. Necci explained that the business deals in model trains. He explained that the
71 gravel area would only be used for fire truck access, there would be no parking there
72 and explained that there are no doors along those two sides of the building. Mr. Necci
73 explained that the Fire Marshall had no concerns per the revised plans submitted for the
74 access road. Mr. Necci explained that the 2nd story will be used for storage only and
75 there are 4 employees. Mr. Bashista explained that he would be glad to put in other
76 trees if needed. Mr. Bashista gave an overview of his business and explained that he
77 does do repairs and sells items on the internet. He has been in business since 1981.

78
79 There was discussion regarding the requirement of a hard surface. Mr. Wortman
80 referred to Section 38-212 regarding the paving requirement. Since the route will not be
81 used as a circulation route the requirement is not needed. There was also brief
82 discussion regarding the front façade of the building.

83
84 **Motion by Fellows, second by Pearsall**

85 **To approve SP 06-2013, American Models Site Plan Review, waiving the**
86 **natural resources reporting requirements, waiving the requirement that the**
87 **front walls be completely covered with stone, brick or block, waiving the**
88 **tree inventory requirement and contingent upon providing for Building**
89 **Department review and approval of the following:**

- 90
- 91 * **Building Department approval of front facade plans;**
 - 92 * **Applicant obtaining work permits from the Livingston County Road**
93 **Commission for work in the public right of way;**
 - 94 * **Permits from the Livingston County Health Department for the onsite septic**
95 **and well;**
 - 96 * **Permits for soil erosion work;**
 - 97 * **Replacement along the road frontage of one (1) deciduous tree with one (1)**
98 **ornamental tree;**

- 99 * Verification of locations for wall and pole mounted lights;
100 * Details of the proposed sign compliant with Section 38-401 of the
101 ordinance and to be handled by a separate sign permit;
102 * Notes shall be added to the site plan indicating that Green Oak Industrial
103 Drive is a public road;
104 * Engineering details for the detention/retention system as noted in CES
105 communication of October 30, 2013, CES #2013-0083.
106

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

110 **MOTION APPROVED**

111
112 **B. Discussion of text amendment for Tributary Overlay non-compliance, OA**
113 **06-2013**
114

115 Mr. Wortman reviewed the modifications to Section 38-362 pertaining to the Tributary
116 Overlay Zone. He reviewed the municipal civil infractions and the minor adjustments
117 based upon the Township Attorney's recommendations.
118

119 Mr. Moran suggested inserting the word "consistent" in letter (k) and stated that these
120 were good additions and a public hearing can be scheduled.
121

122 **REPORTS**

123
124 **Chairman** - Mr. Moran reported that there was a pre application meeting for Sportech,
125 he explained that there is no intention of having retail sales.
126

127 **Township Board Representative** – Mr. Green reported that a purchase of a thermal
128 imager was approved for the Fire Department. There was discussion regarding the
129 road/traffic improvements that are needed for the yearly Christmas show at Brighton
130 Assembly of God. The show was approved for this year only. There was discussion
131 regarding the road projects for next year and that Winans Lake Road has moved up on
132 the priority list. There also seems to be a collaborative effort to investigate paving
133 Dixboro Road between 10 Mile and 8 Mile Road. Supervisor St. Charles is also
134 requesting that residents send in digital pictures of the Township for the new website.
135

136 **ZBA** – None
137

138 **Planning Consultant** – Mr. Wortman provided an update regarding the master plan
139 survey responses.
140

141 Mr. Moran suggested re-visiting the Lake District Ordinance in the future.
142

143 **CALL TO THE PUBLIC**

144
145 Patricia McAlpine-Ellis, 9370 Rickett Road – She asked for confirmation of when all of
146 the boards meet.
147

48
49 **ADJOURNMENT**

50
51 Mr. Moran adjourned the Regular Planning Commission meeting at 8:00 p.m. due to no
52 further business.

53
54
55 Respectfully Submitted,

56
57 *Kellie Angelosanto*

58
59 Kellie Angelosanto
60 Recording Secretary
61
62