

3 GREEN OAK CHARTER TOWNSHIP
Planning and Zoning Department
10001 Silver Lake Road, Brighton, MI 48116
810 231-1333 fax 810 231-5080
www.greenoaktwp.com



Green Oak Charter Township
Planning Commission
Regular Meeting
Thursday, August 22, 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 August 8, 2013 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)

7. Business Items:
 - A. Site Plan review for Huron Meadows Metroparks Park Maintenance Buildings, SP 04-2013 (Off Rickett Road south of Maltby Road)
 - B. Discussion on Green Oak Township Master Plan Survey
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: August 15, 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
August 22, 2013

Approved: _____

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

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

Guests: 2

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

APPROVAL OF AGENDA

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

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

MOTION APPROVED

APPROVAL OF August 8, 2013 Regular Meeting Minutes

Additional language/corrections were added to the minutes.

**Motion by Fellows, second by Pearsall
To approve the August 8, 2013 minutes as amended.**

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

MOTION APPROVED

CALL TO THE PUBLIC - None

50 **BUSINESS ITEMS**

51
52 **A. Site Plan review for Huron Meadows Metroparks Park Maintenance**
53 **Buildings, SP 04-2013 (Off Rickett Road south of Maltby Road)**

54
55 **Representing Huron Meadows Metroparks: Sue Nyquist**
56 **Bob King**

57
58 Mr. Wortman reviewed the Carlisle/Wortman memo dated June 26, 2013. He
59 explained that the applicant request site plan approval to construct a 12,666 square foot
60 maintenance building at the Huron Meadows Metro Park. The existing maintenance
61 buildings consist of a farm house, Quonset barn, livestock barn and storage sheds that
62 were built prior to the HCMA acquiring the property. These buildings were constructed
63 for residential/farming use and not intended for municipal operations. Construction of a
64 new maintenance building will provide proper facilities to support municipal operations
65 with Huron Meadows Metropark. After construction, the existing home, barn and
66 storage shed will be demolished and returned to turf. Four landmark trees are proposed
67 to be removed and the applicant has agreed to plant 64 landmark replacement trees as
68 required.

69
70 Mr. Wortman explained that the parking area is required to be a hard surface, unless a
71 variance is obtained by the ZBA. The applicant needs to provide the number and
72 placement of all proposed light fixtures.

73
74 Mr. Moran referred to the Fire Department review letter dated 8/5/13 which stated that
75 the access road and parking area shall meet fire code requirements per International
76 Fire Code D102.1 Access and Loading which states that the approved driving surface is
77 capable of supporting the imposed load of fire apparatus weighing at least 75,000
78 pounds. Ms. Nyquist stated that requirement can be provided.

79
80 Ms. Nyquist explained that there is only one wall pack on the building, it is the only
81 lighting and it is down shielded. She explained that this is a seasonal operation and
82 only 2 cars are parked there for their 2 full time employees. They would prefer to keep
83 the area gravel. Mr. Moran suggested designating parking for the 2 full time employees
84 with the balance for seasonal workers. Ms. Nyquist agreed with that suggestion.

85
86 Ms. Nyquist explained that all run off from the site is staying on their property and they
87 are incorporating the LID techniques.

88
89 Mr. King explained that the proposed building will consolidate all of the maintenance to
90 a one single story building. Mr. King reviewed the proposed building materials for the
91 building.

92
93 Mr. Fellows commented that the project will reduce the environmental impact by
94 removing the older buildings.

95
96 There was brief discussion regarding the tree replacement.

97
98 Mr. Williams commented that he liked that the light will be on the west side away from

99 the residential subdivision. He also confirmed that the older home to the west will be
100 remaining on the site as well as the salt storage.

101
102 Mr. Moran confirmed that the run off from the salt storage is contained. Ms. Nyquist
103 stated yes and it is covered and it has been there for a number of years.

104
105 **Motion by Green, second by Pearsall**

106 **To approve the Huron Meadows Metroparks Park Maintenance Building SP-**
107 **04-2013 conditional upon the drawing reflecting the parking and**
108 **certification provided by a Resident Engineer from the State of Michigan**
109 **meeting the requirement of Section D102.1 Access and Loading meeting**
110 **the 75,000 lbs. requirement.**

111
112 **Roll Call Vote: Ayes: Unanimous**
113 **Nays: None**

114
115 **MOTION APPROVED**

116
117 **B. Discussion on Green Oak Township Master Plan Survey**

118
119 Mr. Wortman explained that at the last meeting a draft copy was provided. There was
120 discussion regarding the proposed questions for the survey. The Commission felt that
121 the demographic questions should be placed first in the questionnaire. The
122 Commission also wanted to add the questions "How long have you lived in the
123 Township?" And "What do you like/dislike about the Township?"

124
125 Mr. Green will take the information to the Board meeting on September 4, 2013.

126
127 **REPORTS**

128
129 A. Chairman - Mr. Moran explained that a meeting was held today with the Shady
130 Stop Nursery on M-36 and they will be coming back with a win/win situation to
131 present to the Commission.

132
133 B. Township Board Representative: None

134
135 C. ZBA - None

136
137 D. Planner - Mr. Wortman reminded the Commission that the deadline for the
138 Michigan Association of Planning Conference is approaching and if anyone was
139 interested to let him know.

140
141 **CORRESPONDENCE** - None

142
143 **CALL TO THE PUBLIC** - None

144
145 **ADJOURNMENT**

146
147 Mr. Moran adjourned the Regular Planning Commission meeting at 8:02 p.m. due to no

.48 further business.

.49
.50
.51 Respectfully Submitted,

.52
.53 **Kellie Angelosanto**

.54
.55 Kellie Angelosanto
.56 Recording Secretary
.57
.58