

GREEN OAK CHARTER TOWNSHIP
Planning and Zoning Department
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Green Oak Charter Township
Planning Commission
Regular Meeting
Thursday, September 19, 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 22, 2013 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)
7. Business Items:

 - A. Site Plan Review for Charter Communication, SP 05-2013
8505 M-36, Whitmore Lake, 48189
 - B. Site Plan Review for Green Tree Mini Storage, SP 02-2013
8018 E. M-36, Whitmore Lake, 48189
 - C. Discussion on Green Oak Township Master Plan Survey Questions
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: September 12, 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
Zoning Board of Appeals
Regular Meeting Minutes
September 18, 2013

Approved: October 17, 2013

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

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

Absent: Chuck Fellows

Guests: 7

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

APPROVAL OF AGENDA

Mr. Moran added item D. Application regarding a zoning Issue.

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

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

MOTION APPROVED

Approval of the August 22, 2013 Regular Meeting Minutes

Mr. Moran added additional language to the minutes.

**Motion by Pearsall, second by Brooks
To approve the minutes of August 22, 2013 as amended.**

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

MOTION APPROVED

CALL TO THE PUBLIC - None

50 **A. Site Plan Review for charter Communication, SP 05-2013**
51 **8505 M-36, Whitmore Lake, 48189**
52

53 **Representing: Lisa Easterwood, Fleis & VandenBrink Engineering**
54 **Neil Herbert, Site Work Services**
55 **Rob Nowak, Charter Communications**
56 **John Martin, Charter Communications**
57 **Bret Kiser, Site Work Services**
58

59 Mr. Wortman reviewed the Carlisle Wortman memo dated 9/9/13. He explained that the
60 proposed building expansion is in substantial compliance with the Township Zoning
61 Ordinance. However, the following items should be addressed prior to final Site Plan
62 approval.

- 63 1. Request a tree inventory waiver from the Planning Commission.
 - 64 2. Seek Waiver for photometric grid requirement.
- 65

66
67 Ms. Easterwood explained that the proposed addition to the existing building will provide
68 upgraded cable, internet, and telephone services to the local community. She
69 explained that the proposed addition will be pre-fab and will match the existing
70 building. The parking lot on the west side will be striped. The addition will be an
71 unmanned facility building and there is no water or sewer services to it. The site is also
72 heavily wooded. There will be a door on the west side of the building which is required
73 and for emergency access only. A light is proposed at the door entrance and it is down
74 shielded.
75

76
77 ~~Mr. Moran explained that he visited the site and found it to be littered with trash and~~
78 ~~there is a dumpster located in an area that was not approved. He explained that one of~~
79 ~~the special use conditions is that the area will be litter free. Ms. Easterwood explained~~
80 ~~that there is an overhead utility wire in the way so the dumpster was not moved. Mr.~~
81 ~~Moran questioned why the wire was not moved and explained that they have been out~~
82 ~~of compliance since 2008 with the site plan. He questioned the recent cement pad to~~
83 ~~the east and asked if it required a permit? Mr. Nowak explained that the pad will hold a~~
84 ~~generator and it did not require a permit but he agreed to check with the building~~
85 ~~department to confirm a permit was not needed.~~

86 Mr. Moran asked if the existing building is used. Mr. Nowak explained that the building
87 is used for file storage and there is one employee. Mr. Moran stated that the building
88 has fallen into a state of disrepair and they need to look at bringing the building up to a
89 good level since there are safety issues. The asphalt drive needs to be addressed by
90 either putting in a new one because it does not meet the requirements in the ordinance.
91 Mr. Wortman stated that the plans say existing asphalt and there is not asphalt there it s
92 all gravel. Mr. Herbert stated that there is a small section of asphalt. Mr. Moran
93 explained that the ordinance requires that the access route be paved.
94

95 Mr. Moran asked if the satellite dishes could be removed. Mr. Nowak stated yes. Mr.
96 Nowak also agreed to screen the area where there are materials stored outside on the
97 east side. Ms. Easterwood stated that they could screen the area with a wooden fence.
Mr. Moran stated that the site plan will have to be revised to reflect the size of the

99 outside storage as well as the paving requirement for the access drive.

100
101 The Commission agreed to waive the tree ordinance and the Commission was satisfied
102 with the lighting material that was submitted. Mr. Williams confirmed that the utility wire
103 will be either removed or buried.

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

106 **To approve SP 05-2013 with the following conditions:**

- 107 1. **The site plan drawings will be revised to reflect the proposed outside**
- 108 **storage area with the approximate dimensions to be 25x20 to be**
- 109 **located on the eastern portion of the property towards the rear with**
- 110 **the exact location to be administratively approved by the Township.**
- 111 2. **The existing asphalt areas that are required to be paved per the**
- 112 **ordinance be paved or where they do exist that they are made sound**
- 113 **and meet all safety requirements.**
- 114 3. **The tree inventory is waived by the Commission.**
- 115 4. **The photometric requirement has been met with the information**
- 116 **provided in the packet and the photometric grid is not required.**

117
118 **Roll Call Vote: Ayes: Unanimous**
119 **Nays: None**

120
121 **MOTION APPROVED**

122
123 **2. Site Plan Review for Green Tree Mini Storage, SP 02-2013**

124
125 **Representing Green Tree Mini Storage: Mr. Warren**

126
127 Mr. Wortman explained that MDOT reviewed the site and stated in their letter dated
128 9/5/13 that it is their preference that the berm not be constructed outside of the fenced
129 in area in order to preserve the existing sight distance characteristics at this location.

130
131 There was discussion regarding a clear vision area and to require what should have
132 been done regarding the landscaping up to that point. The Commission discussed and
133 determined where the required area should be landscaped.

134
135 Mr. Warren explained that originally he thought it would look nicer without a fence so he
136 decided on a berm. When they got into the construction of the berm they decided that
137 the berm obstructed the view on that turn so they took the berm out and pushed it back
138 and he put the fence in for security. Mr. Moran stated that the berm was never
139 approved as a security item. Mr. Moran explained that Mr. Warren approval called for
140 the perimeter to be landscaped and he is out of compliance. Mr. Moran stated if the
141 additional buildings are going to be built Mr. Warren will have to do something
142 additional. Mr. Warren agreed to plant the required trees. Mr. Warren also agreed to
143 grade down the stockpiles of dirt to transitional areas. The Commission agreed that
144 there was not a need to require a berm.

145
146 **Motion by Moran, second by Pearsall**

To approve the proposed site plan for SP 02-2013 conditional upon the

148 applicant adding the required tree screening without the berm extending
149 from whatever area is needed to the beginning of the 3rd building from the
150 eastern edge towards M-36 and starting at the rear of the last building and
151 going south. Take the remnants of the earlier berm and grade it so it is
152 transitioned into the area.

153
154 **Roll Call Vote: Ayes: Unanimous**
155 **Nays: None**
156

157 **MOTION APPROVED**
158

159 **3. Discussion Master Plan Survey**
160

161 The Commission discussed adding an additional question to the survey regarding the
162 interest in a new public safety building with combined police and fire departments. After
163 discussion the Commission decided against adding an additional question. Mr.
164 Wortman suggested having another survey about capital improvements. Simplifying the
165 income question was suggested and accepted as well as adding the website link with
166 the additional language of "if you wish to take this survey on line" to the hard copies of
167 the survey. The Planning Commission believed that the intent of the question is valid
168 but a single question is not going to be helpful to the Master Plan and would be better
169 handled in a separate survey approach.
170

171 **4. 30 Acre Parcel by Sandy Bottom**
172

173 Mr. Moran explained that there is a 30 acre parcel surrounding Sandy Bottom that was
174 subject to a single application for a single family home. The applicant would like to
175 rezone the property to single family from multi family. The applicant was provided the
176 wrong information that they would be able to utilize a lower intensity zoning within a
177 zoning classification. The applicant would like to build 1 home on 40 acres. After
178 discussion, the Commission agreed that a text amendment to allow single family in multi
179 family with a 3 acre minimum lot. Mr. Moran stated he would notify the applicant.
180

181 **REPORTS**
182

- 183 **A. Chairman** – Mr. Moran explained that a Master Plan update was received from
184 Genoa Township. Mr. Moran read a letter from Diana Scott regarding trails. Mr.
185 Moran responded that the Township is very much aware of the area that Ms.
186 Scott referred to in her letter and explained when the railroad was abandoned no
187 parcels were purchased by the Township and the parcels were picked up by
188 subdivisions and private property owners.
- 189 **B. Township Board Representative** – Mr. Green reported that Green Oak Day
190 was a success and there was good participation. Mr. Green stated that a
191 resident mentioned expanding Green Oak Day. Also, the annual audit
192 presentation was given and reported that the Township is in good financial
193 shape.
- 194 **C. Zoning Board of Appeals** – Ms. Pearsall reported that there was one case and
195 the variance was approved.
- 196 **D. Planning Consultant** – Mr. Wortman reported that the MAPC meeting is coming

197 up in Kalamazoo.

198
199 **CORRESPONDENCE** – Refer to Chairman’s report.

200
201 **CALL TO THE PUBLIC**

202
203 **Walt Ernst** – He felt that Green Oak Day was successful but that more people from the
204 Township Hall should have attended; he also felt it should be expanded. He
205 commented on the trail system. He stated that the Township does not have an identity
206 because the Township does not have a senior center and how important it is to have
207 one.

208
209 **ADJOURNMENT**

210
211 Mr. Moran adjourned the Regular Planning Commission meeting at 8:54 p.m. due to no
212 further business.

213
214
215 Respectfully Submitted,

216
217 *Kellie Angelosanto*

218
219 Kellie Angelosanto
220 Recording Secretary
221

