

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
August 18, 2016

Approved: _____

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

Roll Call: Rollin Green
Bill Haskell
Deborah Sellis
Dean Williams

Absent: Lamberto Smigliani
Russell Brooks
Sarah Pearsall

Also Present: Debra McKenzie, Zoning Administrator
Paul Montagno, Carlisle Wortman

Guests: 14

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the August 4, 2016 Regular Meeting Minutes

A minor change was made changing Exhibit D to Exhibit B.

**Motion by Williams, second by Green
To approve the minutes of August 4, 2016 as amended.**

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

MOTION APPROVED

CALL TO THE PUBLIC

Deanna Malek, 8486 Winans Lake Road – She lives right next door to Willow Woods development. She has been reading all kinds of information. She is concerned with the drainage that will flow from Willow Woods onto their property and to the properties of the

50 east and to the south of them. One of the issues is right now there is an 8 acre drainage
51 that happens every year. It fills up their backyards and flows away. When the
52 development comes in they are estimating there will be 80 acres that will be draining. Her
53 concern is that it will diminish their property value, they will not be able to use their
54 property the way they had planned to, the neighbor to the east was talking about building
55 a home further back and they were very upset when they found this out because they will
56 not be able to build their dream home. They will be left with pesticides, salt, chemical
57 residue and many other things. She is asking them to redirect the development and
58 create a retention so they are not left with this residue. Arbor Meadows did this and it's
59 working beautifully. Why can't they have that lack of stress? Why can't it be like Arbor
60 Meadows?

61
62 **John Malek, 8486 Winans Lake Road** – He has been trying to understand the
63 information that has been misrepresented. The pond condition showing that there is no
64 flow going off the property, there is nothing in that Keenen McGregor document that there
65 is an offsite condition to the east and yet that pond has been draining to the east for 100's
66 of years. That document does not represent reality, and it is 11 years old, how can it be
67 used for as basis for a conditional approval for a large project. This effort of CES is
68 peeling back the layers of the onions and the information was not put forth out there right
69 up front. He is concerned with that. This effort on part of the MDEQ concerns him too
70 because its flawed. Mr. Malek quoted a portion of the excerpts from the MDEQ
71 comments. He felt that the comments were warning the applicant that this is a troubled
72 area. With the storms they are getting they will have to get very wary of the how much
73 water they are getting. Why can't they put in the retention pond like at Arbor Meadows?
74 He appreciated all that the Township has done and can do to lessen the burden that the
75 residents will have to carry because of this developer's interest.

76
77 **Jim Fackert, 10555 McCabe Road** – He explained that he owns a business in Hamburg
78 adjacent to the pond and this pond is constantly full of water. That overflow cannot handle
79 anything except the current amount of rainfall. The wetlands are contiguous with all of
80 the wetlands on this site and that can be seen from a satellite image and see that the
81 farmers farmed where they could and left the land untouched and wooded where they
82 could not farm. Those images indicate clear channels connecting it all. He can't believe
83 anyone who has any knowledge of hydrology would dare to state this is not a protected
84 wetland. It is a big flaw in these plans. These are protected wetlands by definition
85 because they are contiguous. To the east and south there is no outflow. It accepts water
86 through culverts and if the water rises two feet his building is full of water. Make sure all
87 run off is retained on site, this does not affect his property or other neighbors, that land
88 does not absorb water. There will be a lot of engineering. He appreciated the efforts in
89 keeping the Township great.

90
91 **Walt Ernst** – He agreed with all the previous speakers. He questioned what kind of
92 quality of life this development will bring with all of the additional traffic and the
93 surrounding new subdivisions. There is no quality of life, protect the residents not the
94 developer. They went over this in the 90's and this corner was at a lesser development
95 and now there is a hotel going up which will make travel down Whitmore Lake horrible.
96 Put the planner up for bids instead of just giving him the job.

97
98 **Paul Burzyck, 9800 Musch Road** – He backs up to the property line of the proposed

148 present. The applicant decided to move ahead and provide their presentation.

149

150 **BUSINESS ITEMS**

151

152 **A. Willow Woods PUD Final Site Plan Review, R 04-2013 PUD South side of**
153 **Winans Lake Road, west of Musch Road (part of Sections 19 and 30)**

154

155 **Representing Willow Woods:**

Chris Kusono

Tom Dumond

Brent LeVanway

156

157
158
159 Mr. Kusono explained they just closed out the development of Stone Ridge and felt this
160 offers a good replacement to the community. They feel they have addressed most of
161 these issues and they would like to move forward.

162

163 Mr. LeVanway explained they are requesting a recommendation of approval to the
164 Township Board. One of the very important sub sections within the ordinance is Section
165 38-233 which is the eligibility criteria for an open space PUD. There are 8 items noted in
166 the ordinance and there are a couple of very important ones.

167

168 The recognizable benefits indicate a low impact development and best management
169 practices. They will be planting over 1000 trees, preserving a significant number of trees
170 and wooded areas, there will be a total of 24 acres of open space, treating stormwater on
171 site before discharge to the north wetland. Proposing to donate 5 REU units to the
172 emergency services campus, waste water treatment plant, including a green roof as part
173 of the treatment plant. Additional recognizable benefits include open space, unified
174 control, in conformance with minimum project size of 53 acres.

175

176 He provided a brief history of the project from 2004 to present.

177

178 In late 2013 they had a public hearing to reactivate the project and had good discussion
179 and they understood they had significant work to do regarding the items. The DEQ
180 wetland permit has been received and that went through the process with the State and
181 a public hearing was held. They will be installing a center lane turn lane so there are
182 public road improvements involved as well.

183

184 Mr. Kusono stated he understood the residents' concerns and they have done things to
185 try and resolve these issues to where they did receive their DEQ permit.

186

187 **REPORTS**

188

189 **Chairman** – None

190 **Township Board Representative** – Trustee Green brought the Commission up to date
191 regarding the last Board meeting.

192 **ZBA Representative**- None

193 **Planning Consultant** – None

194

195 **Correspondence**

196

197 A letter from Kris Olsson, Watershed Ecologist to John Malek was provided for the
198 Planning Commissioners. .

199

200 **CALL TO THE PUBLIC**

201

202 **Deanna Malek, 8486 Winans Lake Road** – She explained her thought process is #1 is
203 this good for me? #2 is this good for you? #3 is it good for us? #4 is it good for all of us?
204 The water drainage is not good for her, nor for us, and not for all of us it is only good for
205 them. Not against the subdivision but they want Brighton to be a jewel when it comes to
206 development, they preserved their wetlands, that's what she wants to hear and that's why
207 she asking them. They want the best for everyone.

208

209 **John Malek** – The weight of this should be shared with more members of the Planning
210 Commission, he has offered for members to walk the land to see it and try to make a
211 determination, this thing blows his mind where it's gone, the information and and
212 manipulation of the information. What is their back up plan to protect him and his
213 neighbors when it floods? Anything that doesn't float will end up at the bottom, this will
214 not get rid of the contaminants in the water and it will collect in his back yard. He is
215 disappointed it's not being protected. The impervious surface will all flow into his back
216 yard. He asked for the reconsideration of an 11 year old document from Keenen
217 McGregor.

218

219 **Walt Ernst** – The question came up how many of the Planning Commissioners have
220 walked the properties. He explained when he was on the Planning Commission they all
221 walked the big properties to make sure and they should know, they should have been
222 there to look at the place. He also felt that they should open up bids for their planners too.

223

224 **Paul Burzyk** – If any of you would like to walk the property he would be happy to have
225 them come to his home and see their proximity to the property line and see their concerns.

226

227 **ADJOURNMENT**

228

229 Mr. Haskell adjourned the Regular Planning Commission meeting at 7:45 p.m. due to no
230 further business.

231

232

233 Respectfully Submitted,

234

235 *Kellie Angelosanto*

236

237 Kellie Angelosanto
238 Recording Secretary

239