

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
May 16, 2019

Approved: _____

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

Roll Call: Keith Lee
Stephanie Kramer
Sarah Pearsall
Michael Sedlak
Deborah Sellis
Lamberto Smigliani
Michelle Stock

Also Present: Paul Montagno, Carlisle Wortman

Guests: 1

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the April 18, 2019 Regular Meeting Minutes

**Motion by Sedlak, second by Pearsall
To approve the minutes of April 18, 2019 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC

Doug Murphy – He owns a 10 acre parcel on M36 and he was here to remind the Commission to consider the referenced parcels be updated to limited industrial.

50 **BUSINESS ITEMS**

- 51
52 1. **Waste Management SP19-01 Tru Star Energy Site Plan approval for parcel**
53 **4716-31-400-016/4716-31-400-020 11655 Venture Dr. Whitmore Lake, MI**
54 **48189**

55
56 **Motion by Lamberto, second by Kramer**
57 **To consider SP19-01 Tru Star Energy Site Plan.**
58

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

61
62 **MOTION APPROVED**

63
64 Mr. Montagno reviewed the Carlisle Wortman memo dated February 26, 2019. He
65 recommended the applicant address the following concerns before the Planning
66 Commission take action on the site plan:

- 67
68 1. Demonstrate that new proposed equipment meets the setback requirements.
69 2. Provide the information required in Section 38-71. (3) on the site plan.
70 3. The applicant must provide documentation that all require permits are secured and
71 any required outside agency reviews have been completed.

72
73 The applicant did get a variance approval for the setback requirements from the ZBA. He
74 would recommend approval contingent on confirming the agency reviews are in place
75 which can be done administratively.

76
77 Ms. Pearsall noted she cannot vote on this item since she voted at the ZBA level.
78

79 **Motion by Sellis, second by Stock**
80 **To approve Waste Management SP 19-01 Tru Star Energy Site Plan approval**
81 **for parcel 4716-31-400-016/4716-31-400-020 11655 Venture Dr. Whitmore**
82 **Lake, MI 48189 as submitted contingent on agency reviews including the two**
83 **items from the Carlisle Wortman report as listed below:**

- 84
85 1. **Provide the information required in Section 38-71. (3) on the site plan.**
86 2. **The applicant must provide documentation that all require permits are**
87 **secured and any required outside agency reviews have been**
88 **completed.**

89
90 **Roll Call Vote: Ayes: Unanimous**
91 **Nays: None**
92 **Abstain: Pearsall**

93
94 **MOTION APPROVED**

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99 **2. Discussion on Text Amendment to Section 38-171, Accessory Buildings,**
100 **Structures and Uses**

101
102 Mr. Montagno explained they added a proposed definition as well as some stipulations
103 to the accessory structure Section 38-171 of the ordinance. This amendment is in
104 reaction to an administration issue and ultimately a public hearing will be held.

105
106 He explained people are using temporary structures as accessory structures without
107 getting approval for them. This can be problematic as a blight situation. Clerk Sedlak
108 explained people are also using these temporary structures in their front yards and even
109 putting more than 1 together.

110
111 There was discussion regarding cargo containers and sheds that can be purchased at
112 Lowes or Home Depot. The Commissioners felt that “temporary” needs to be defined.

113
114 Mr. Montagno explained if they feel the 200’ sq. ft. shed from Lowes is an acceptable
115 accessory structure, that doesn’t require a permit, and if they try to regulate that
116 separately he would like to check with the attorney to make sure that is defensible. He
117 thinks it’s a good point, someone could try to take advantage of that. Permits for
118 temporary structures, it might be better to define it and put parameters around it, such as
119 72 hours, but not make them come into get a permit.

120
121 Mr. Montagno felt that they should define a temporary structure clearly.

122
123 Mr. Smigliani closed this discussion as there were no further comments.

124
125
126 **3. Discussion Text Amendment to Section 38-176 Walls and Screens**

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128 Mr. Montagno explained the proposed updates. The existing Section 38-176 had 5
129 stipulations so it wasn’t very thorough. An issue came up where someone got a fence
130 permit and established a fence with old materials. Language was added and the title will
131 include the word fences. The Section is more contemporary and has more information
132 about height, materials and construction was added along with a maintenance section.

133
134 There was discussion regarding how fences shall be maintained, stained, or painted and
135 how to be less vague and define what’s actually required. Mr. Montagno provided some
136 ideas on how to define what’s required and the Commissioners agreed with his
137 suggestions.

138
139 Mr. Smigliani closed this discussion as there were no further comments.

140
141 **REPORTS**

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143 **Chairman** – None

144
145 **Township Board Representative** – Clerk Sedlak brought the Planning Commission up
146 to date regarding the last Board meeting.

148 **ZBA Representative-** Ms. Pearsall brought the Planning Commission up to date
149 regarding the last ZBA meeting and reported there is a meeting scheduled for next week.

150
151 **Planning Consultant** – Mr. Montagno brought the Planning Commission up to date
152 regarding the status of the Township survey.

153
154 **Correspondence** – None

155
156 **CALL TO THE PUBLIC** - None

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159 **ADJOURNMENT**

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161 Mr. Smigliani adjourned the Planning Commission meeting at 7:50, p.m. due to no further
162 business.

163
164 Respectfully Submitted,

165
166 *Kellie Angelosanto*

167
168 Kellie Angelosanto
169 Recording Secretary
170