

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
June 6, 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: 3

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the May 16, 2019 Regular Meeting Minutes

**Motion by Stock, second by Pearsall
To approve the minutes of May 16, 2019 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC - None

50 **BUSINESS ITEMS**

51
52 **1. Public Hearing to receive comments on Special Approval Use SAU 01-2019,**
53 **Kril Properties, Vacant land on Green Oak Industrial Drive, Whitmore Lake,**
54 **MI 48189, GI Zoning 12:96 Acres, Parcel #4716-31-300-016 and Site Plan**
55 **Approval for SP07-2018**
56

57 Mr. Montagno reviewed the Carlisle Wortman memo dated May 30, 2019. He explained
58 in general, the site plan and the use of the site appear to be appropriate for this site, if the
59 Planning Commission approves the Special Approval Land Use. There are, however, a
60 number of outstanding issues that have identified in this report. He would recommend
61 approval of the site plan with the condition that the applicant submit revised plans to
62 address the following outstanding items:
63

- 64 1. Confirm that the floor area depicted on the site plan is accurate.
- 65 2. If the applicant intends to divide these phases into separate lots, each lot
66 most meet the minimum lot size requirements.
- 67 3. Provide 25 feet between mini storage buildings.
- 68 4. Provide approval from the Livingston County Health Department.
- 69 5. The Planning Commission should review the proposed screening fence
70 detail on sheet 18 to determine if the proposed screening is appropriate.
- 71 6. The applicant must provide a detailed drawing the fixtures in accordance
72 with Section 38-364(d)4.
- 73 7. All light fixtures, including wall mounted fixtures must be fully shielded and
74 down directed.
- 75 8. The Planning Commission may want to review and comment on building
76 elevations
- 77 9. The Planning Commission should review and discuss the Special Approval
78 Use findings and determine if the use is acceptable or if any conditions
79 should be placed on the use in order to approve it.
80

81 Mr. Smigliani opened the public hearing and closed it due to no comments. He stated
82 there is no plan to divide the property.
83

84 Jason Kril, Owner
85 Joe Maynard, Washtenaw Engineering
86 Richard Daly, Construction
87

88 Jason Kril, applicant gave a presentation providing an overview of the project. Mr. Kril
89 explained he would like electricity as far as the utilities go.
90

91 Ms. Stock questioned the overhead doors and turning radius. Mr. Kril stated it would only
92 be standard trucks and small delivery trucks. Mr. Lee questioned the fencing. Mr. Daly
93 stated they are glad to adjust it to the township requirements. Mr. Montagno explained
94 they have draft language now that will prohibit the plastic slats and the applicant may be
95 willing to put up a regular board fence. Mr. Daly stated it's not very visible but they will
96 accommodate whatever the requirement is. Mr. Lee stated he drove over there today,
97 and directly across is a residential area so it would be nice if there was a solid fence that
98 blocked off the storage use. Ms. Pearsall agreed.

99

100 Clerk Sedlak suggested using an 8' fence and adding some natural vegetation, year
101 round screening. Mr. Kril stated that is doable, the storage might not happen for a year
102 or two. The thought of the storage was what do they do with property that doesn't perk.
103 Not a lot of thought has been focused on the storage facility, but at that time they will be
104 more than happy to come up with an option everyone agrees upon. Clerk Sedlak stated
105 he is not a fan of a wooden fence, but prefers a natural vegetation.

106

107 Mr. Smigliani stated the Commission is ok with a chain link fence and putting in
108 arborvitaes to provide the screening. The fence does not have to be installed now but
109 they want to make sure all the items are taken care before approval. A resolution will be
110 drafted and action will be taken at the next meeting.

111

112 **Motion by Sedlak, second by Pearsall**

113 **To table until the following meeting for the purpose to bring the agreement**
114 **forward and direct staff to draft a resolution.**

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116 **Voice Vote: Ayes: Unanimous**

117 **Nays: None**

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119 **MOTION APPROVED**

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122 **2. Site plan approval for SP02-2019 Hidden Lake WWTP Screening**

123

124 Mr. Montagno reviewed the Carlisle Wortman memo dated May 30, 2019.

125

126 The Township is proposing the development of an approximately 480 square foot single-
127 story masonry building within the Hidden Lakes Wastewater Treatment Plant. The
128 building will house a wastewater screen and a 15 yard dumpster.

129

130 The site is located within a PL (Public Lands) zoning district. The use of the site as a
131 municipally owned and operated Wastewater treatment facility is considered an essential
132 service by definition in the Zoning Ordinance. This use is permitted in the PL district. The
133 proposed addition is part of the facility and would therefore be acceptable.

134

135 He noted they would recommend approval of the site plan.

136

137 Ms. Zawada explained this investment is over a half million dollars. She explained the
138 process and how this will improve the odors and the operations of the plants overall. It
139 contains everything where it should be, the site is heavily screened from the neighbors
140 and cannot be seen.

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142 **Motion by Stock, second by Pearsall**

143 **To approve SP02-2019 Hidden Lake WWTP Screening.**

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145 **Voice Vote: Ayes: Unanimous**

146 **Nays: None**

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148 **MOTION APPROVED**

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3. Public Hearing on Text Amendment Sec. 38-171 Accessory Buildings, Structures and Uses

Mr. Smigliani opened the public hearing and closed it due to no comments.

**Motion by Smigliani, second by Pearsall
To suspend the normal rules in order to take action on this item.**

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

MOTION APPROVED

**Motion by Lee, second by Stock
To recommend approval to the Board of the Text Amendment Section 38-171
Accessory Buildings, Structures and Uses as presented.**

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

MOTION APPROVED

4. Public Hearing on Text Amendment Sec. 38-176, Walls and Screens

Mr. Smigliani opened the public hearing and closed it due to no comments.

**Motion by Sedlak, second by Pearsall
To suspend the normal rules in order to take action on this item.**

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

MOTION APPROVED

**Motion by Stock, second by Pearsall
To recommend approval to the Board for Text Amendment Section 38-176,
Walls and Screens and Section 38-1 Definitions**

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

MOTION APPROVED

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REPORTS

Chairman – He explained if any of the Commissioners are interested in attending the Michigan Township Association seminar on July 9 and July 10 to let him know.

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

ZBA Representative- Ms. Pearsall explained there was a meeting on May 21 and the applicant's request was granted.

Planning Consultant – None

Correspondence – Ms. McKenzie explained she has had some inquires about some properties and the zoning.

CALL TO THE PUBLIC - None

ADJOURNMENT

Mr. Smigliani adjourned the Planning Commission meeting at 7:43 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary