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2 Green Oak Charter Township
3 Planning Commission
4 Regular Meeting Minutes
5 January 19, 2017

6 Approved: _____

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

8
9 Roll Call: Keith Lee
10 Sarah Pearsall
11 Michael Sedlak
12 Deborah Sellis
13 Lamberto Smigliani
14

15 Absent: None

16
17 Also Present: Debra McKenzie, Zoning Administrator
18 Paul Montagno, Carlisle Wortman
19

20 Guests: 2
21
22

23 **APPROVAL OF AGENDA**

24
25 **Motion by Pearsall, second by Sellis**
26 **To approve the agenda as presented.**

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28 **Voice Vote: Ayes: Unanimous**
29 **Nays: None**
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31 **MOTION APPROVED**

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33 **Approval of the January 5, 2017 Regular Meeting Minutes**

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35 **Motion by Pearsall, second by Sellis**
36 **To approve the minutes of January 5, 2017 as presented.**

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38 **Voice Vote: Ayes: Unanimous**
39 **Nays: None**
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41 **MOTION APPROVED**

42
43 **CALL TO THE PUBLIC**

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45 **Gary Tobel, 9436 Rickett Road** – He commented on the traffic issues at Rickett and
46 Winans. He provided a letter with pictures to the Planning Commission at the last
47 meeting. He felt a traffic light would back up traffic horribly in that area. He knew another
48 traffic study would be done and he would like to have a roundabout in that area instead
49 of a traffic light. He hopes the Planning Commission would support a roundabout.

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BUSINESS ITEMS

1. Regular Scheduled Planning Commission meeting dates for 2017.

**Motion by Pearsall, second by Lee
To approve the Planning Commission meeting dates for 2017 as presented.**

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

MOTION APPROVED

B. Election of Officers

**Motion by Pearsall, second by Sedlak
To nominate Lamberto Smigliani as Chair.**

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

MOTION APPROVED

**Motion by Lamberto, second by Pearsall
To nominate Deborah Sellis as Vice Chair.**

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

MOTION APPROVED

**Motion by Sellis, second by Lee
To nominate Sarah Pearsall as Secretary.**

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

MOTION APPROVED

C. Planning Commission Priorities for 2017 & 2016 Reports

Mr. Smigliani explained they have had joint sessions with the Township Board in order to capture public feedback and Township input and he would like to have another joint meeting in the near future.

Mr. Montagno explained they have been putting this list together for the last few years. They are looking for discussion or support for the list as it is and to make sure the items are in the right priority order and add or delete items.

99 Mr. Montagno and the Commissioners reviewed the following list of priorities:

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101 Zoning Ordinance Amendments

102 Private Road – High priority

103 Medical Marijuana – High priority

104 Woodland Ordinance – High priority

105 Auto Recharging Stations – Medium priority

106 Leadership in Energy and Environmental Design Standards – Medium priority

107 Light Control/Night Sky Preservation- Medium priority

108 Condo ordinance (added item)

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110 General Ordinance Amendments

111 Private Road – High priority

112 Wellhead Protection Ordinance – High priority

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114 Planning Policies

115 Consider greater collaboration with surrounding communities – Medium priority

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117 Master Plan/Roads/Pathways

118 Roads/Capital Improvement Planning – High priority

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120 Completed Priorities 2009-2016 were briefly reviewed.

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122 Clerk Sedlak noted he would like to see rental inspections and business license fees

123 added mainly to keep the fire department informed of business changes in the Township.

124 Ms. McKenzie noted that they do have a change of occupancy form when a rental

125 changes occupants. Mr. Montagno stated it may need to be a change of

126 occupancy/change of use permit and he can take a look at it.

127

128 Mr. Montagno suggested discussing party barns. Mr. Smigliani suggested discussing the

129 possibility of temporary or partial uses further. Mr. Montagno felt that criteria and

130 conditions should be put in place regarding that.

131

132 Mr. Smigliani would like to hold a joint session with the Township Board to discuss the

133 Woodland Ordinance, Auto Recharging Stations, Leadership in Energy and

134 Environmental Design Standards and Light Control/Night Sky Preservation in order to get

135 their feedback on those items.

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137 Mr. Montagno also noted that the reports for the 2016 Planning Commission and Zoning

138 Reports were provided.

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140 **REPORTS**

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142 **Chairman** – Mr. Smigliani noted that the Commission does receive feedback and letters
143 from the public and he noted that Mr. Tobel’s letter was read.

144 **Township Board Representative** – Clerk Sedlak reported that the Board is working on
145 the draft budget approval. He noted that the consensus from the Board is to have
146 complete packages and information from the Planning Commission.

147 **ZBA Representative-** Ms. Pearsall brought the Commissioners up to date regarding the

148 last Zoning Board of Appeals meeting.
149 **Planning Consultant** – He thanked everyone for their feedback on the planning priorities.

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151 **Correspondence** – Ms. McKenzie reported that Mr. Williams resigned from the Planning
152 Commission. They also had an internal meeting regarding Green Oak Crossing and a
153 PUD Committee Meeting was held regarding Timberview Estates.

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155 **CALL TO THE PUBLIC** - None

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157 **ADJOURNMENT**

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159 Mr. Smigliani adjourned the Planning Commission meeting at 7:37 p.m. due to no further
160 business.

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162 Respectfully Submitted,

163
164 *Kellie Angelosanto*

165
166 Kellie Angelosanto
167 Recording Secretary
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