

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
June 1, 2017

Approved: _____

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

Roll Call: Tim Keyser
Keith Lee
Michael Sedlak, Clerk
Sarah Pearsall
Deborah Sellis
Lamberto Smigliani
Michelle Stock

Absent: Michael Sedlak, Clerk

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

Guests: 11

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the May 18, 2017 Regular Meeting Minutes

**Motion by Pearsall, second by Lee
To approve the minutes of May 18, 2017 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC – None

BUSINESS ITEMS

1. Public Hearing on Text Amendment to Building Height 38-1 Definitions

50 Mr. Montagno explained this was reviewed at a previous meeting and this was one of the
51 items that had come up in the planning priorities. With contemporary building practices
52 28' height was becoming a burden, so the Zoning Administrator was constantly having to
53 deal with builders questioning the way calculations were done. Minor amendments were
54 done, including 28' to 32' height and the way the calculations are done.

55
56 Mr. Smigliani opened and closed the public hearing at 7:06 p.m. due to no one wishing to
57 comment.

58
59 **Motion by Pearsall, second by Keyser**
60 **To suspend the regular procedure to act on the public hearing text**
61 **amendment to Building Height 38-1 definitions.**

62
63 **Roll Call Vote: Ayes: Unanimous**
64 **Nays: None**

65
66 **MOTION APPROVED**

67
68 **Motion by Pearsall, second by Keyser**
69 **To recommend approval of the text amendment to Building Height 38-1**
70 **Definitions.**

71
72 **Roll Call Vote: Ayes: Unanimous**
73 **Nays: None**

74
75 **MOTION APPROVED**

76
77
78 **2. Public Hearing on proactive rezoning of properties in Section 17 within the**
79 **RF zoning district**

80
81 Mr. Montagno explained there are several sections in Section 17 that are still zoned
82 residential farming and these include non-conforming lots so they are smaller than
83 residential farming zoning requires. Many of these do not meet setbacks and the owners
84 that own the six properties have expressed interest in combining the vacant lots to create
85 parcels of land that are larger. The proposed zoning is going to R-2 which is consistent
86 with the future land use plan and consistent with the land surrounding that area. This is
87 in line with the plan and helps to make the parcels conforming.

88
89 Mr. Montagno briefly reviewed the findings in Section 38-539.

90
91 Mr. Smigliani opened the public hearing at 7:12 p.m.

92
93 **Linda Combs**, - She has owned her property since 1977 and it has a well and septic on
94 the property, they bought it to build a home there. She is confused as to why they are
95 coming up to this property now. She has a buyer for the property now.

96
97 **Linda Swanson** – Her property is across from Linda Combs, she has 3 acres, she doesn't
98 understand what the R2 is and why she can't build as it stands right now.

99

100 Mr. Montagno explained the difference between the R-2 and RF zoning. The zoning
101 ordinance has regulations and each district has a unique set. R-2 requires lots as small
102 as 21,750 sq. feet whereas the RF zoning requires a minimum size of 5 acres and
103 different width and setback requirements. Lot coverage is also different.

104

105 Ms. McKenzie explained the resident wanted to combine properties and with what they
106 wanted to do they would have to get a variance from the ZBA due to the district
107 requirements.

108

109 Mr. Montagno explained if there are existing uses under the RF zoning they would be
110 able to continue as non-conformity uses. It does lessen the burden of the RF zoning in
111 terms of the setbacks and requirements and is easier to build/develop on.

112

113 Mr. Smigliani explained a letter was received from Jennifer Hanse-Sommerville who
114 operates a farming facility and her concern was that her use would not be permitted. The
115 reality is any existing use will be allowed to continue if the use doesn't change.

116

117 Mr. Montagno explained the entire zoning would change, any uses that exist now can
118 continue.

119

120 **Resident** – Questioned if this is approved to go to R-2 then it must go to the County?
121 Ms. McKenzie stated it would go to the County and then the Township Board in July.

122

123 Mr. Smigliani closed the public hearing 7:26 p.m. due to no further comments.

124

125 **Motion by Pearsall, second by Sellis**

126 **To suspend the normal rules to act on the rezoning of properties in Section**
127 **17 within the RF zoning district.**

128

129 **Voice Vote: Ayes: Unanimous**

130 **Nays: None**

131

132 **MOTION APPROVED**

133

134 **Motion by Lee, second by Pearsall**

135 **To recommend approval to change the zoning from RF- to R-2 based on the**
136 **findings that were discussed in Section 38-539.**

137

138 **Roll Call Vote: Ayes: Unanimous**

139 **Nays: None**

140

141 **MOTION APPROVED**

142

143 **REPORTS**

144

145 **Chairman** – None

146 **Township Board Representative** – Ms. McKenzie brought the Planning Commissioners
147 up to date regarding the last Board meeting.

148 **ZBA Representative-** Ms. Pearsall brought the Planning Commissioners up to date
149 regarding the last ZBA meeting.

150 **Planning Consultant** – None

151
152 **Correspondence** – None

153
154 **CALL TO THE PUBLIC** - None

155
156 **ADJOURNMENT**

157
158 Mr. Smigliani adjourned the Regular Planning Commission meeting at 7:30 p.m. due to
159 no further business.

160
161
162 Respectfully Submitted,

163
164 *Kellie Angelosanto*

165
166 Kellie Angelosanto
167 Recording Secretary

168