

1
2 Green Oak Charter Township
3 Planning Commission
4 Regular Meeting Minutes
5 August 3, 2017

6 Approved: _____

7 The meeting was called to order by Ms. Sellis at 7:00 p.m.
8

9 Roll Call: Tim Keyser
10 Keith Lee
11 Michael Sedlak
12 Sarah Pearsall
13 Deborah Sellis
14

15 Absent: Lamberto Smigliani
16 Michelle Stock
17

18 Also Present: Debra McKenzie, Zoning Administrator
19 Paul Montagno, Carlisle Wortman
20

21 Guests: 2
22

23 **APPROVAL OF AGENDA**
24

25 Motion by Pearsall, second by Lee
26 To approve the agenda as presented.
27

28 Voice Vote: Ayes: Unanimous
29 Nays: None
30

31 **MOTION APPROVED**
32

33 **Approval of the July 20, 2017 Regular Meeting Minutes**
34

35 Motion by Pearsall, second by Lee
36 To approve the minutes of July 30, 2017 as presented.
37

38 Voice Vote: Ayes: Unanimous
39 Nays: None
40

41 **MOTION APPROVED**
42

43 **CALL TO THE PUBLIC** – None
44

45 **BUSINESS ITEMS**
46

- 47 1. Sprial-Matic Addition SP02-2017 #4716-11-400-002. The project is located
48 at 7772 Park Place, Brighton, MI 48116
49

50 Mr. Montagno explained the request is for a proposed addition on the back of an existing
51 building. It is an industrial zoning district and the use is an acceptable use in the district.
52 This is the second site plan being submitted and they have met all of the setback and
53 height requirements. They have added additional parking spaces to accommodate the
54 expansion. The Township Engineer has a few outstanding minor issues that can be dealt
55 with during final engineering. He noted there are not any outstanding items with Carlisle
56 Wortman.

57

58 Kevin Schonscheck, Schonscheck Inc.
59 Shawn Squires, Squires Architectural Group

60

61

62 Mr. Schnonscheck explained the occupant uses the building for light assembly, they make
63 the machines that cut spiral hams. He noted Tom McPhail is the owner.

64

65 Mr. Lee commented there is a lot of welding and he wondered if there is any degreasers
66 of any kind of other uses that go on in preparation of the work. Mr. Schonscheck stated
67 there is light welding, but he didn't know of anything further. He could email the owner
68 and find out. Mr. Squires confirmed this addition is for warehouse storage and they will
69 meet the fire requirements.

70

71 **Motion by Sedlak, second by Lee**

72 **To approve Spiral-Matic Addition SP 02-2017 for parcel number 4716-11-400-**
73 **002 for the project located 7772 Park Place, Brighton, Mi with the conditions**
74 **that the engineering issues that are outlined in the letters be addressed.**

75

76 **Roll Call Vote: Ayes: Unanimous**
77 **Nays: None**

78

79 **MOTION APPROVED**

80

81 **REPORTS**

82

83 **Chairman** – None

84 **Township Board Representative** – Clerk Sedlak provided an update regarding the last
85 Township Board meeting and explained the Board would like the Planning Commission
86 to look at the existing ordinance that bans commercial operations on public land.

87 **ZBA Representative**- None

88 **Planning Consultant** –. Mr. Montagno noted the annual state planning conference is
89 coming up and he encouraged attendance.

90

91 **Correspondence** – None

92

93 Ms. McKenzie explained the Township has submitted plans for the new Fire Department
94 and Police Department so they would like to do an introduction and they are proposing a
95 community center to this building. She explained this may be an opportunity to look at
96 public parking in the front yards in certain circumstances.

97

98 **CALL TO THE PUBLIC** - None

99

100 **ADJOURNMENT**

101

102 Ms. Sellis adjourned the Regular Planning Commission meeting at 7:25 p.m. due to no
103 further business.

104

105

106 Respectfully Submitted,

107

108 *Kellie Angelosanto*

109

110 Kellie Angelosanto

111 Recording Secretary

112