

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
September 21, 2017

Approved: _____

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

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

Absent: Keith Lee
Michael Sedlak

Also Present: Paul Montagno, Carlisle Wortman
Leslie Zawada, CES

Guests: 9

APPROVAL OF AGENDA

Mr. Smigliani changed the order of the agenda.

**Motion by Pearsall, second by Stock
To approve the agenda as revised.**

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

MOTION APPROVED

Approval of the September 7, 2017 Regular Meeting Minutes

**Motion by Pearsall, second by Sellis
To approve the minutes of September 7, 2017 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC

- 99 4. Consider an out of the way location for the dumpster location.
100 5. Provide pavement markings or directional signage at the internal intersection.
101 6. Add islands to the ends of the parking bays.
102 7. Consider preserving as many existing trees as possible especially where no
103 grading or building is proposed.

104
105 Representing the complex: Lauren Gallinger, Partners in Architecture
106 Bryan Hines, Partners in Architecture
107

108 Ms. Gallinger explained they do plan on going to the ZBA and are focused on phase 1.
109 There will be significant grade changes. They will save as many trees as they can,
110 however with the grading they will do what they can with the rear of the station but they
111 will save as many as they can in the rear.
112

113 The dumpster location was pulled back one parking spot to open up the sight line. The
114 main drive leading from the new curb cut up to the police station will be 2-way circulation
115 and is non-stop. Their intent is to have the whole site approved and then focus on the
116 building, however they would not put the paving in until they construct the fire expansion.
117

118 Ms. Gallinger provided a presentation and reviewed the proposed road layout.
119

120 Ms. Zawada explained there is a significant amount of grading on the site and they will
121 see how many trees can be saved. The County will review the drainage and approach
122 and address the local agencies. Both buildings will be serviced by septic and well and
123 possibly get an easement to hook up to sewer through Legacy Center.
124

125 Ms. Zawada explained the Township Board has hired a traffic consultant to perform a
126 traffic study in this area due to the proposed and known residential developments and the
127 commercial nodes. The traffic consultant will work with the Road Commission and MDOT
128 because it impacts the freeway as well. She did not know how that intersection and
129 interchange will be handled in the future. At this time, it's unknown, the Township has
130 negotiated a purchase agreement with Huron Clinton Metro Park Authority for the property
131 and this is the proposed layout that meets the needs.
132

133 Ms. Gallinger explained they would prefer not having the islands in the restricted parking
134 area for the police due to the circulation. The curbs might prohibit movement for first
135 responders.
136

137 Ms. Sellis commented the front setback is a little tight for the fire station. Mr. Montagno
138 explained since this is for phase 2 they can work through those issues.
139

140 Mr. Montagno stated they would be comfortable looking at an updated plan to check off
141 these items and they will be looking for the outside agency approvals and then deal with
142 phase 2.
143

144 **Motion by Stock, second by Pearsall**
145 **To approve the site plan Green Oak Charter Township Police and Fire Complex**
146 **SP06-2017 with the condition that:**
147 **1. The approval is for Phase 1 the police station only at this time.**

148 2. The site plan be reviewed to address any outstanding comments from the
149 planning report dated 9/8/17 and submitted for administrative approval and
150 any other outside agency approvals.

151
152 **Roll Call Vote:** **Ayes: Unanimous**
153 **Nays: None**

154
155 **MOTION APPROVED**

156
157 **REPORTS**

158
159 **Chairman** – None

160 **Township Board Representative** – None

161 **ZBA Representative-** Ms. Pearsall brought the Commissioners up to date regarding the
162 last ZBA meeting.

163 **Planning Consultant** – None

164
165 **Correspondence** – None

166
167 **CALL TO THE PUBLIC** - None

168
169
170 **ADJOURNMENT**

171
172 Mr. Smigliani adjourned the Planning Commission meeting at 7:49 p.m. due to no further
173 business.

174
175 Respectfully Submitted,

176
177 *Kellie Angelosanto*

178
179 Kellie Angelosanto
180 Recording Secretary

181
182