



GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton, MI 48116
Phone: 810-231-1333 ext.104 Fax: 810-231-5080

Green Oak Charter Township
Planning Commission
Regular Meeting
Thursday, September 21, 2017
7:00 p.m.

Green Oak Charter Township Hall
10001 Silver Lake Road
Brighton, MI 48116
810. 231-1333

AGENDA

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Commission
4. Approval of the Agenda
5. Approval of September 7, 2017, 2017 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)
7. Business Items:
 - A. Green Oak Charter Township Police and Fire Complex SP06-2017, # 4716-20-100-007. The site is located off Whitmore Lake Road.
 - B. Oxford Hyperbaric Oxygen, Special Use SAU 01-2017, located at 7030 Whitmore Lake Road, Brighton Michigan 48116.
8. Reports
 - A. Chairman Report
 - B. Township Board Representative
 - C. Zoning Board of Appeals Representative
 - D. Planning Consultant
 - E. Correspondence
9. Call to the Public
10. Adjournment

Posted :September 14, 2017

PLANNING COMMISSION

Lamberto Smigliani, Chairperson
Keith Lee
Sarah Pearsall, Secretary
Michelle Stock

Michael Sedlak, Twp. Board Rep.
Timothy Keyser
Deborah Sellis

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
September 7, 2017

Approved: _____

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

Roll Call: Tim Keyser
Keith Lee
Deborah Sellis
Michelle Stock

Absent: Lamberto Smigliani
Michael Sedlak
Sarah Pearsall

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

Guests:

APPROVAL OF AGENDA

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

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

MOTION APPROVED

Approval of the August 3, 2017 Regular Meeting Minutes

**Motion by Keyser, second by Lee
To approve the minutes of August 3, 2017 as presented.**

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

MOTION APPROVED

CALL TO THE PUBLIC

Chuck Fellows – He offered his support of the special use request for Oxford Hyperbaric Oxygen Facility. He explained he was on the Planning Commission when this facility was first proposed. They had extensive exposure to this facility and he felt it is an excellent use for the Township.

50 **John Malek** – He also is in support of the Oxford Hyperbaric Oxygen Facility, he
51 explained he was a customer at one time and felt this will be a great asset to Green Oak
52 Township.

53
54 **BUSINESS ITEMS**

55
56 **1. Introduction of Police and Fire, an overview of the building site.**

57
58 Trustee Richard Everett provided an overview of the new Police, Fire and community
59 center building. He explained the site plan will be coming to the Planning Commission
60 for review in two weeks. They felt it was prudent to look at all three buildings at once. He
61 provided a slide presentation of the proposed project. The Commission thanked Trustee
62 Everett for the presentation and information.

63
64
65 **2. D&G Nature’s Way SP05-2017, #4716-11-400-067. The project is located**
66 **at 12927 Silver Lake Road, Brighton, MI 48116**

67
68 Representing D&G Nature’s Way: Tim Zimmer, Livingston Engineering
69 Jim Jackson, owner

70
71 Mr. Montagno explained the applicant is proposing to develop a site for a lawn care and
72 fertilization business on Silver Lake Road west of Kensington. They are looking to put in
73 a 20,000-sq. foot building, that would house 2500 sq. feet of office and the balance would
74 be used for warehouse and storage of supplies. This use is consistent with the uses
75 permitted in the general industrial district. He explained the site is gravel surface and any
76 areas that are not part of the development site shall be restored to grass or landscaping
77 area. The applicant has indicated they will do a second phase but they have not seen
78 plans for that. They do meet the parking requirements, site access and circulation. There
79 are a few areas to add trees in the greenbelts along the side.

80
81 Mr. Zimmer explained the building is 20,000 sq. feet. They understand all the stipulations
82 and are asking for consideration with regard to some of the landscaping issues. Mainly
83 along the frontage there is a good deal of vegetation and the owner would like to maintain
84 that along with the stockade fence in lieu of the greenbelt. Across the back, the fence
85 extends around to the adjacent property which this site was split from. From a security
86 standpoint, there is a perimeter fence and he would consider providing in lieu of a fence
87 across the back and put plantings in the 600’ instead of a fence. In terms of the existing
88 gravel, this is a first phase, and as things progress the intent is to build out the rest of the
89 site. Rather than replacing a good base for a building they ask for consideration to allow
90 the gravel to remain and add the greenbelt plantings in the back. It is their preference to
91 leave the gravel there as a jumping off point for expansion in the future.

92
93 Ms. Stock questioned if they allowed the gravel to stay for a future expansion what would
94 happen if the site is never developed. Mr. Zimmer stated the orientation of the building
95 allows it to be extended in bays in the east/west direction and it’s being set up for that
96 purpose. The economy would be a factor and there are some things around the perimeter
97 to add some greenspace. Generally speaking, it would be best for their situation to leave
98 some flexibility as to how this development will expand. He felt it was safe to say the size

99 of the building and the footprint of the paving is all set up for the current fleet that operates
100 out of the business and from what he understands that has been growing. He can't
101 confirm a time line other than the natural progression as capacity is needed.

102
103 Mr. Jackson confirmed they have been in their current location since 1978 and they have
104 grown. He explained this is for storage only, no retail. Next to the office there will be small
105 maintenance area but most work is sourced out.

106
107 Mr. Lee commented on the lot coverage and felt that the restoration should be done to
108 the maximum facility size. The applicant agreed.

109
110 Mr. Montagno explained the truck turning diagrams were provided and the Road
111 Commission approval has been received.

112
113 Mr. Lee questioned secondary containment for the drums/granules. Mr. Jackson stated
114 that its 50 lb bags of fertilizer that are brought in and it's inside cold storage. Mr. Lee
115 explained there is water not too far away and he wondered if there is secondary
116 containment. Mr. Jackson stated there are very small amounts of herbicides stored
117 outside and it's a fence secured area. Mr. Lee suggested some sort of curb around it,
118 some sort of impervious surface. Mr. Jackson explained they want to do that and keep
119 everything contained.

120
121 Mr. Montagno explained at the end of the one of the bays there is a parking space that is
122 just striped as a separation between the driving area and parking bay and they request
123 that it's separated by a raised berm and the applicant indicated they had no problem with
124 that.

125
126 **Motion by Sellis, second by Keyser**

127 **To approve D&G Nature's Way SP05-2017 \$4716-11-400-067 12927 Silver**
128 **Lake Road with the following items to be addressed:**

- 129 **1. The applicant would agree to separate parking spaces from driveways using**
130 **raised islands.**
- 131 **2. The applicant agreed to apply secondary containment around the exterior**
132 **storage.**
- 133 **3. Calculate the maximum space possible for use on the site to determine the**
134 **area to be restored to turf.**

135
136 **Roll Call Vote: Ayes: Unanimous**
137 **Nays: None**

138
139 **MOTION APPROVED**

140
141 **C. Livingston County Master Plan Presentation**

142
143 Kathleen Kline-Hudson, Director of Livingston County Planning Department and Bill
144 Anderson provided a brief preservation regarding the Livingston County Master Plan.

145
146 Ms. Kline-Hudson explained the text amendments are not always clear and it's nice to
147 have someone from the Planning Commission in the audience during the meetings to

148 answer questions. They are working on updating the 2003 Master Plan and they started
149 the process at the end of 2015. A draft for distribution should be ready by the end of the
150 year.

151
152 **D. Public Hearing for Special use SAU 01-2017 request to allow Oxford**
153 **Hyperbaric Oxygen facility at 7030 Whitmore Lake Road, Brighton, MI 48116**
154

155 Mr. Montagno explained the zoning ordinance allows for special uses to locate within the
156 limited industrial district with a special use. The applicant is proposing to utilize an existing
157 facility and this is a good reuse of an existing building. No physical changes to the site
158 are proposed. There is existing vegetation that would screen the oxygen tank. Their only
159 outstanding concern is the number of employees or clients that would be onsite at one
160 time.

161
162 Mr. Montagno reviewed the basis of determination.

163
164 The applicant confirmed the oxygen is liquid and comes in a 1500 gallon tank. The current
165 one in South Lyon is in the parking lot and most people don't even notice it. The applicant
166 explained they already purchased 10 acres and have been working with an architect. It
167 felt that they needed an interim move.

168
169 Ms. Sellis opened public hearing at 8:14 p.m.

170
171 **Chuck Fellows** – He explained he is a prior member of the Planning Commission and
172 when the 10 acre site was originally proposed the Planning Commission received a
173 complete tour of the facility in South Lyon and had an opportunity to speak with patients.
174 Based on all that work, they approved the proposal. He encouraged them to approve this
175 because it will be use of space that is vacant now and will be a benefit to the community.

176
177 **John Malek** – He explained he was on the Planning Commission many years ago and
178 he was a patient at this facility. He felt there was no downside of approving this. There
179 are no residential neighbors that would have any objections to the traffic there. He
180 thought this would be a perfect setting for what they do day in and day out.

181
182 Ms. Sellis closed the public hearing at 8:17 p.m.

183
184 The applicant gave a brief explanation of the business.

185
186 **Motion by Lee, second by Stock**
187 **To direct staff to bring back a proposal for the Oxford Hyperbaric Oxygen**
188 **Facility at 7030 Whitmore Lake Road.**
189

190 Ms. Sellis added the following amendment to the motion:

191
192 **Request that staff further explore the conditions listed in the August 31, 2017**
193 **summary and recommendation regarding parking calculations, hours of**
194 **operation, storage of oxygen tank, and any recommended conditions on the**
195 **proposed research facility.**
196

197 **Mr. Lee accepted the amendment to the motion and Ms. Stock continued**
198 **support of the motion.**

199
200 **Roll Call Vote: Ayes: Unanimous**
201 **Nays: None**

202
203 **MOTION APPROVED**

204
205 **REPORTS**

206
207 **Chairman** – None

208 **Township Board Representative** – None

209 **ZBA Representative**- None

210 **Planning Consultant** –. None

211
212 **Correspondence** – None.

213
214 **CALL TO THE PUBLIC**

215
216 **Chuck Fellows** – He commented he didn't know how the Police Department has
217 functioned for this long and he hoped the plans went forward. He provided a copy of the
218 Senate Bill 329 that was introduced in April. The way this proposed legislation is written
219 the Planning Commission will no longer be necessary. It will remove their authority to
220 control zoning in residential districts. He wanted them to be aware of it and how
221 unacceptable it is for local communities. He explained there is a lot of material on motions
222 and parliamentary procedures for the new members of the Planning Commission. With
223 regard to the D&G Natures Way, the gravel is a permeable surface and it's natural
224 drainage. Manufacturing Day is October 6, 2017 which is a nationwide event that
225 introduces students to manufacturing. It's purpose is to introduce manufacturing jobs to
226 our students. In 2020 they are expecting a shortage of over 5 million skilled and semi
227 skilled positions. Michigan is trying to grow the manufacturing segment and they can go
228 to mfgday.com to learn more.

229
230
231 **ADJOURNMENT**

232
233 Ms. Sellis adjourned the Regular Planning Commission meeting at 8:35 p.m. due to no
234 further business.

235
236
237 Respectfully Submitted,

238
239 *Kellie Angelosanto*

240
241 Kellie Angelosanto
242 Recording Secretary
243

GREEN OAK CHARTER TOWNSHIP
PLANNING COMMISSION
RESOLUTION OF FINDINGS

SPECIAL APPROVAL USE 01-2017
OXFORD RECOVERY CENTER 9/21/17

Whereas, the Township received an application from Oxford Recovery Center – Tami Peterson for a Special Approval Use Permit to allow a research and data collection center that utilizes hyperbaric oxygen therapy within the LI (Limited Industrial) zoning district at 7030 Whitmore Lake Road, Brighton, MI 48116; and

Whereas, any use charged with the principal function of basic research... requires a Special Approval Use permit in an LI District; and

Whereas, the Planning Commission held a public hearing which was appropriately noticed on this matter on September 7, 2017, and received comments from the public; and

Whereas, the Planning Commission has reviewed the proposed special use in terms of the standards stated within Section 38-44 of the Zoning Ordinance and establishes that such use and the proposed location:

- (1) Will be harmonious and in accordance with the general objectives or any specific objectives of the Green Oak Township Master Plan *because the subject property is zoned for Limited Industrial use which is consistent with the future land use envisioned in the Master Plan. The subject site was developed and most recently used for limited industrial uses. The proposed research facility use will not be any more intense or disruptive than the other uses in the area. The project is generally consistent with the overall policies and goals contained within the Township's Master Plan.*
- (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area *because the proposed research facility use will not detract from the appearance of its surroundings, as it will utilize the existing building, and will not change the existing appearance or character of the general vicinity or the essential character of the area.*
- (3) Will not be directly or indirectly hazardous or disturbing to existing or future nearby uses, ecosystems, waterways, wetlands, etc, *because the proposed use is not anticipated to be hazardous or disturbing to existing or future nearby uses.*
- (4) Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole *because the approval of the proposed use will allow occupation of a vacant space within an existing building, which will be an improvement to the immediate vicinity and the Township as a whole.*

- (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately for any such service or facility *because the site is already adequately served by existing infrastructure. We do not anticipate that the proposed use will have any undue impact on essential public services and facilities.*
- (6) Will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township *because the proposed use is not expected to have a negative impact on the economic welfare of the Township.*
- (7) Will be consistent with the intent and purposes of this Ordinance *because the proposed use appears to be consistent with the intent of Sections 38-135, Schedule of Use Regulations and 38-44, Special Approval Use Permits.*

Now therefore be it resolved, that the Planning Commission approves the application for a Special Land Use permit for Oxford Recovery Center at 7030 Whitmore Lake Road, Brighton, MI 48116.