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2 Green Oak Charter Township  
3 Planning Commission  
4 Regular Meeting Minutes  
5 November 16, 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 Tim Keyser  
15 Michelle Stock  
16

17 Absent: Sarah Pearsall  
18

19 Also Present: Debra McKenzie, Zoning Administrator  
20 Paul Montagno, Carlisle Wortman  
21

22 Guests: 1  
23  
24

25 **APPROVAL OF AGENDA**  
26

27 **Motion by Sellis, second by Sedlak**  
28 **To approve the agenda as presented.**  
29

30 **Voice Vote: Ayes: Unanimous**  
31 **Nays: None**  
32

33 **MOTION APPROVED**  
34

35 **Approval of the October 5, 2017 Regular Meeting Minutes**  
36

37 **Motion by Sellis, second by Lee**  
38 **To approve the minutes of October 5, 2017 as presented.**  
39

40 **Voice Vote: Ayes: Unanimous**  
41 **Nays: None**  
42

43 **MOTION APPROVED**  
44

45 **CALL TO THE PUBLIC** - None  
46  
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49

50 **BUSINESS ITEMS**

- 51
- 52 **1. Site Plan Approval, Measurement Properties, SP8-2017 at 7117 Fieldcrest**
- 53 **Dr., Brighton, MI 48116. Parcel #4716-08-200-050.**
- 54

55 Mr. Montagno referenced the Carlisle Wortman memo dated November 2, 2017. He

56 explained the applicant is requesting approval for the construction of an 864-square foot

57 garage at the existing property.

58

59 The proposed plan is generally acceptable, and they would recommend approval at such

60 time as the applicant submits revised plans to address the following outstanding items:

61

- 62 1. Provide updated site calculations.
- 63 2. Tress to be removed for the proposed building should be moved to the
- 64 south.
- 65 3. The trees that are shown to be existing must be replaced.
- 66 4. Any new lighting must be shown on the site plan.
- 67

68 The applicant explained there are lights on the building, two in the front and two in the

69 back, there is also a man door in the back that will also have a light on it. There are trees

70 behind the building that they proposed to move to the east side of the site but they are

71 flexible as to where they go. Other than that, it's very simple, they are replacing a section

72 of the parking lot to make a flatter slope, they are not changing the overall drainage of the

73 site. They did provide the fixture cut sheet and they will make sure it's a shielded down

74 light. He can also update the site calculations.

75

76 The applicant confirmed there are 3 doors going north and he had no issue planting the

77 3 trees on the south side. He confirmed the business is not for manufacturing.

78

79 Ms. Stock noted there are the following 3 concerns from the CES memo dated 11/2/17:

80

- 81 1. Provide silt fence locations and clearly identify the soil type line.
- 82 2. Clearly label saw cut of asphalt pavement.
- 83 3. Provide joint detail.
- 84

85 The applicant explained the comments from CES have since been addressed.

86

87 **Motion by Sellis, second by Keyser**

88 **To approve the Site Plan for Measurement Properties, SP8-2017 at 7117**

89 **Fieldcrest Dr., Brighton MI 48116 Parcel #4716-08-200-050 contingent that the**

90 **plan is updated with lot coverage calculations, moving 3 replacement trees**

91 **south, and provide light fixture cut sheets. The applicant must provide clear**

92 **labeling of the silt fence locations and clearly identify the soil type line, label**

93 **saw cut of asphalt pavement, and provide joint detail in accordance with the**

94 **CES letter dated 11/2/17.**

95

96 **Roll Call Vote: Ayes: Unanimous**

97 **Nays: None**

98

99 **MOTION APPROVED**

100  
101 **2. Discussion on Woodland Protection Ordinance**

102  
103 Mr. Montagno explained one of the items identified as having a high priority for the  
104 Planning Commission was the Woodland Ordinance. In an attempt to strengthen the  
105 regulations in the zoning Ordinance he provided some proposed amendments to the  
106 language in Section 38-363.

107  
108 Mr. Montagno explained one of the big issues is that often the developers can't find space  
109 on the site to do the tree mitigation, and if they can't then they can look for another site in  
110 the Township to plant them or donate money to the environmental trust fund. They would  
111 like to explore either planting in public lands or public right of ways or fund other projects  
112 that contribute to environmental quality in the township.

113  
114 There was discussion regarding residential parcel of 5 acres or less and the concern of  
115 clear cutting. Mr. Lee stated he liked the idea of 1 acre or less are exempt from the  
116 Woodland Preservation. Clerk Sedlak disagreed with taking it down from 5 acres. Mr.  
117 Montagno explained the rules are all over the place and suggested a percentage of a lot.  
118 Mr. Smigliani suggested 50% of 5 acres.

119  
120 Mr. Montagno agreed to take a poll of adjacent communities and come back with more  
121 information. Clerk Sedlak noted Green Oak has a larger greenbelt than the communities  
122 surrounding them due to the park land.

123  
124 **REPORTS**

125  
126 **Chairman** – None

127 **Township Board Representative** – Clerk Sedlak brought the Planning Commission up  
128 to date regarding the last Board meeting. There was brief discussion regarding  
129 Community outreach.

130 **ZBA Representative**- None

131 **Planning Consultant** – Mr. Montagno reported the PUD committee met with Legacy and  
132 went through a check list of items and discussed ways to address those items. Tree  
133 replacement was the biggest discussion of the meeting.

134 **Correspondence** – None

135  
136 Ms. McKenzie reported there is a billboard petitioning for a sign at Fieldcrest and Bishop  
137 Road at the next ZBA meeting.

138  
139 **CALL TO THE PUBLIC** - None

140  
141 **ADJOURNMENT**

142  
143 Mr. Smigliani adjourned the Planning Commission meeting at 8:01 p.m. due to no further  
144 business.

145  
146 Respectfully Submitted,

148 *Kellie Angelosanto*  
149  
150 Kellie Angelosanto  
151 Recording Secretary  
152