



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, November 16, 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 October 5, 2017 Regular Meeting Minutes
6. Call to the Public (Limited to agenda items only)
7. Business Items:
 - A. Site Plan Approval, Measurement Properties, SP8-2017 at 7117 Fieldcrest Dr., Brighton MI 48116. Parcel # 4716-08-200-050
 - B. Discussion on Woodland Protection Ordinance
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 : November 9, 2017

PLANNING COMMISSION

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

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

1
2 Green Oak Charter Township
3 Planning Commission
4 Regular Meeting Minutes
5 October 5, 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: Michael Sedlak
18 Michelle Stock
19

20 Also Present: Debra McKenzie, Zoning Administrator
21 Paul Montagno, Carlisle Wortman
22

23 Guests: 2
24

25
26 **APPROVAL OF AGENDA**
27

28 Motion by Pearsall, second by Lee
29 To approve the agenda as presented.
30

31 Voice Vote: Ayes: Unanimous
32 Nays: None
33

34 **MOTION APPROVED**
35

36 **Approval of the September 21, 2017 Regular Meeting Minutes**
37

38 Motion by Pearsall, second by Lee
39 To approve the minutes of September 21, 2017 as presented.
40

41 Voice Vote: Ayes: Unanimous
42 Nays: None
43

44 **MOTION APPROVED**
45

46 **CALL TO THE PUBLIC** - None
47
48
49

50 **BUSINESS ITEMS**

- 51
52 **1. Site Plan Approval, Zander Industrial, SP04-2017 Warehouse addition at**
53 **10762 Hi-Tech Dr., Whitmore Lake, MI 48189. Parcel #4716-30-200-001**
54

55 Mr. Montagno reviewed the Carlisle Wortman memo dated September 21, 2017. The
56 proposed plan is generally acceptable though there are a few items identified within the
57 review.
58

- 59 1. Revise the truck route and fire truck route diagrams to show traffic entering and
60 existing in the appropriate direction;
61 2. Correct north arrow and confirm if the northern access point is the only access able
62 to accommodate a fire apparatus.
63 3. The fire marshal must approve approval for the proposed fire lane.
64 4. They defer to the Township Engineer related to grading and drainage.
65 5. Show and label the deferred parking location on Sheet SP1 and Sheet SP2.
66 6. Update the landscaping plan to address deficiencies or the Planning Commission
67 may consider allowing a modification to the landscape requirements along the road
68 frontage.
69 7. Provide a lighting plan that demonstrate compliance with Section 38-364 of the
70 Zoning Ordinance.
71

72 Mr. Montagno explained the applicant updated the drawing with traffic circulation and it
73 appears to work. The applicant redid the plans and moved the additional parking to the
74 side of the building and put landscaping in along the frontage for buffering. The Township
75 Engineer has reviewed it and had some storm water calculation questions, there were no
76 negative comments and the Fire Marshal had no issues.
77

78 James Barnwell explained they addressed the concerns that were raised the last time
79 and the minor items will be dealt with during the Engineering Review. The Photometric
80 plan will be provided as well.
81

82 Mr. Montagno explained they provided all of the deciduous and ornamental trees that
83 were required there is just not the shrubbery. The Commissioners were comfortable with
84 the landscaping plan as presented.
85

86 **Motion by Keyser, second by Pearsall**
87 **To approve the final site plan for Zander Industrial, SP04-2017 warehouse**
88 **addition at 10762 Hi-Tech Dr., Whitmore Lake, MI. Parcel #4716-30-400-012**
89 **& 4716-30-200-001. Pending the outstanding items in the engineer’s report**
90 **and the lighting report be completed in the engineering review.**
91

92 **Roll Call Vote: Ayes: Unanimous**
93 **Nays: None**
94

95 **MOTION APPROVED**

96
97
98 **REPORTS**

99

100 **Chairman** – None

101 **Township Board Representative** – Ms. McKenzie brought the Commissioners up to
102 date regarding the last Board meeting.

103 **ZBA Representative**- None

104 **Planning Consultant** – Mr. Montagno reminded the Commission about an issue that was
105 raised prior regarding commercial sales of guns on public lands and if a store sold
106 ammunition or firearms would it be appropriate at Island Lake Shooting Range. He
107 provided an example of another such location. After discussion, the consensus of the
108 Planning Commission was not to move forward with gun sales. They did not see the need
109 for it.

110

111 **Correspondence** – None

112

113 **CALL TO THE PUBLIC** - None

114

115 **ADJOURNMENT**

116

117 Mr. Smigliani adjourned the Planning Commission meeting at 7:22 p.m. due to no further
118 business.

119

120 Respectfully Submitted,

121

122 *Kellie Angelosanto*

123

124 Kellie Angelosanto

125 Recording Secretary

126