

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

Approved: \_\_\_\_\_

The meeting was called to order by Mr. Smigliani at 7:03 p.m.

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

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

Guests: 2

**APPROVAL OF AGENDA**

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

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

**MOTION APPROVED**

**Approval of the November 16, 2017 Regular Meeting Minutes**

Ms. Stock corrected a typographical error in the minutes.

**Motion by Pearsall, second by Sellis  
To approve the minutes of November 16, 2017 as amended.**

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

**MOTION APPROVED**

**CALL TO THE PUBLIC - None**

**BUSINESS ITEMS**

- 1. Site Plan Approval, Welker Properties, SP11-2017 at 7987 Lochlin Dr. Brighton MI 48116. Parcel #4716-12-301-009**

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Mr. Montagno referenced the Carlisle Wortman memo dated November 27, 2017. He explained the proposed plan is generally acceptable and would recommend approval at such time as the applicant submits revised plans to address the following outstanding items:

1. Provide a curbed and landscaped island at the end of the middle parking bay.
2. Apply truck turning templates to the circulation plan.
3. Reduce the number of proposed parking spaces.
4. Update the landscaping planting list and planting plan.
5. Replace the wall pack on the east side of the building with a fully cutoff, down directed, light fixture.

Mr. LeClair explained LCRC already approved the new driveway entrance and they had no issue with it.

David LeClair explained this building was built in the last 1990's and then two additions were put on one in 2012 and one in 2014. This addition will be just over 7,000 sq. feet. This is the 3<sup>rd</sup> expansion in 5-6 years. The applicant really needs all the parking he can get. He owns 10 tattoo shops in Michigan and it's not unusual to have meetings with his employees. They do have truck turning and there are some numbers to correct on the landscaping. Lighting they can take care of. There is a flood plain on this site. They do have the DEQ permit for the flood plain fill which is almost 300'. They would not like to put the island in due to the fact they would lose 2 parking spaces and they would lose their permit with the State. The rest of the issues they can take care of. They do have to get a conditional letter of map amendment after they get Planning Commission approval.

Mr. Smigliani confirmed there would no longer be any outdoor storage once the extension is built.

Mr. Montagno explained the zoning ordinance outlines the minimum parking spaces, more than double parking seems like a lot. They are at capacity now with 37 existing spaces, with a new building it is reasonable there would be more needed. Mr. LeClair explained there are around 30 employees and there are trainings that go on.

Mr. Smigliani stated he is not opposed to the parking.

Mr. Sedlak stated 21 additional spaces does not appear to put the applicant over the impervious surface amount.

**Motion by Stock, second by Sellis**

**To approve the site plan for Welker Properties, SP11-2017 at 7987 Locklin Dr. Brighton MI 48116, Parcel #4716-12-301-009. With the following items to be addressed from the Carlisle Wortman memo dated 11/27/17**

- 1. Apply truck turning templates to the circulation plan.**
- 2. Reduce the number of proposed parking spaces.**
- 3. Replace the wall pack on the east side of the building with a fully cutoff, down directed, light fixture.**

99 and address the items listed in the CES engineering memo dated 11/27/17.

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101 **Roll Call Vote: Ayes: Unanimous**  
102 **Nays: None**

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104 **MOTION APPROVED**

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106 **REPORTS**

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108 **Chairman** – Mr. Smigliani stated the Commission should plan on doing the election of  
109 officers at the January meeting.

110 **Township Board Representative** – Clerk Sedlak provided an update regarding the last  
111 Board of Trustees meeting. There was also brief discussion regarding the area wide traffic  
112 analysis.

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

115 **Planning Consultant** – Mr. Montagno commented on the SELCRA Master Plan  
116 approval.

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118 **Correspondence** – Ms. McKenzie commented the historical documents were provided  
119 to the Planning Commission and she explained this will be on the Boards agenda in  
120 January.

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122 **CALL TO THE PUBLIC** - None

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124 **ADJOURNMENT**

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126 Mr. Smigliani adjourned the Planning Commission meeting at 7:33 p.m. due to no further  
127 business.

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129 Respectfully Submitted,

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131 *Kellie Angelosanto*

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133 Kellie Angelosanto  
134 Recording Secretary

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