

GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton Michigan 48116
(810) 231-1333 FAX (810) 231-5080

Regular Board Meeting, April 16, 2025, at 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance to Flag
3. Roll Call of the Board
4. Approval of the Agenda
5. Call to the Public: Comment on **Agenda Related Items Only**
6. Consent Agenda
 - a) Approval of April 2, 2025, Regular Board Meeting Minutes
 - b) Approval of the submitted bills list: \$463,098.10
7. Department Head Reports & Request:
 - a) Police Department Annual Report
 - b) Police Department, Officer of the Year
 - c) Police Department, Awards Presentation
8. Correspondence: As needed.
9. Business Items:
 - a) Police Department, Women's Locker Room Expansion
 - b) Police Department, Purchase Request for Axon Taser 10 with Associated Equipment and Licenses
 - c) Sewer Rate Study
 - d) Adoption, Ordinance 01-2025, Zoning Amendment Ch. 38-Art. IV-Supplementary Regulations-Sec. 38-203 Event Barns
 - e) Rezoning Request, Johnny Yono, Parcel #4716-21-200-013, 10983 Silver Lake Rd., from Local Business to Residential Single Family R2
 - f) Rezoning Request, Pleasant Valley Investments, Parcel #4716-03-201-013, Vacant Land, from General Business to Limited Industrial
10. Discussion: As needed
11. Committee Reports: As needed.
12. Executive Session: As needed.
13. Call to the Public
14. Adjournment

Subject: Public Comment

Date adopted:
October 7, 1997

AMENDED:
December 2, 2020

Reason:

To set a procedure for public comment which is equitable to all citizens who wish to comment at Public meetings and to form a policy that promotes orderly conduct of business by the Township Board.

Call to the Public:

1. Public Comment is limited to Call to the Public section on the agenda.
2. Call to the Public is limited to three (3) minutes per speaker, unless otherwise determined by the Township Board based on the number of persons wishing to speak.
3. Written material should be presented to the Township Board rather than read if it would exceed the 3-minute limit.
4. Comments and questions are to be addressed to the Chairperson, rather than to other individuals in the audience.

Citizen Participation during Electronic Meetings:

During Township Board meetings conducted electronically, members of the public attending the meeting, once recognized by the chair, shall identify themselves for the record and indicate whether they are a Township resident. Comments by the public will be limited in the same manner as provided for audience comment for non-electronic meetings to three minutes for each speaker unless the time is extended by the chair or by vote of the Board. Comments by the public during meetings held electronically will be limited to the Audience Comment portion of the meeting.

Public Hearing:

1. Comment is limited to three (3) minutes per speaker, unless otherwise determined by the Township Board based on the number of persons wishing to speak.
2. Written material should be presented to the Township Board rather than read if it would exceed the three (3) minute limit.
3. Comments and questions are to be addressed to the Chairperson, rather than to other individuals.

Green Oak Charter Township
Board of Trustees
Regular Meeting Minutes
April 2, 2025

The meeting was called to order at 7:00 p.m. by Treasurer Wiggle-Bazzy.

Roll Call: Randall Brake, Trustee
Daniel Rainko, Trustee
James Tuthill, Trustee
Tricia Wiggle-Bazzy, Treasurer

Absent: Tracey Edry, Trustee
Michael Sedlak, Clerk
Mark St. Charles, Supervisor

Guests: 0

Also Present: Chief Gentry

**Motion by Rainko, second by Brake
To allow Treasurer Wiggle-Bazzy to run the meeting in the absence of the
Supervisor and Clerk.**

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

MOTION APPROVED

APPROVAL OF AGENDA

**Motion by Rainko, second by Tuthill
To approve the agenda as presented.**

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

MOTION APPROVED

PUBLIC COMMENT - None

44 **APPROVAL OF CONSENT AGENDA**

- 45
46 1) Approval of March 19, 2025 Regular Board Meeting Minutes
47 2) Approval of the submitted bills list: \$222,013.37

48
49 **Motion by Tuthill, second by Rainko**
50 **To approve the Consent Agenda as presented.**

51
52 **Voice Vote: Ayes: Unanimous**
53 **Nays: None**

54
55 **MOTION APPROVED**

56
57
58 **DEPARTMENT HEAD REPORTS**

59
60
61 **Chief Gentry** – Chief Gentry reported Engine 81 must have a turbo repair. It can be
62 rebuilt in about a week, but it is a \$10,000 repair.

63
64 **Treasurer** – Treasurer Wiggle-Bazzy reported they've ended the fiscal year, and they
65 are working on closing it out.

66
67 **Clerk** – None

68
69 **Supervisor** – None

70
71 **CORRESPONDENCE**- None

72
73
74 **BUSINESS ITEMS**

75
76 **A. Fire Department Station 83 Radio Booster Purchase Request**

77
78 Chief Gentry explained they have previously discussed the difficulty with VHF
79 radio/pager coverage inside Station 83 and planned to remedy that this budget year. In
80 short, due to the distance from the tower and construction of the roof, Station 83 is
81 something of a dead zone for our VHF radio pagers, which are, of course, how
82 firefighters get alerted to emergency calls. The pagers do not always go off when
83 alerted in the station, which is staffed 24-hours, and this is a real problem at night when
84 firefighters may not be listening to the radio to hear the traffic about the dispatch. They
85 test drove an amplifier system and it worked great, the proposal is to install this system.
86 It should solve the problem, and they will have 100% coverage in that building which is
87 not something they have now. This is a budgeted item at \$5776.94.

88
89 **Motion by Brake, second by Tuthill**
90 **To approve the Fire Department Station 83 Radio Booster Purchase**
91 **Request as presented in the amount \$5776.94 from Digicom Global Inc.**
92

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

MOTION APPROVED

99 **DISCUSSION** - None

101 **COMMITTEE REPORTS** – None

103 **EXECUTIVE SESSION** – None

105 **CALL TO THE PUBLIC** - None

108 **ADJOURNMENT**

110 The Board of Trustees meeting was adjourned at 7:06 p.m. due to no further business.

114 Respectfully Submitted,

116 Kellie Angelosanto
117 Recording Secretary

119 Approved as submitted April 16, 2025.

123 _____
124 Michael H. Sedlak, MiPMC, CMC
125 Township Clerk

123 _____
124 Mark St. Charles
125 Township Supervisor

Bills List

\$463,098.10

04/09/2025
03:10 PM

CHECK PROOF FOR GREEN OAK TOWNSHIP
BANK ACCOUNT CODE: DISP - CHECK DATE: 04/09/2025
INVOICE EXPECTED CHECK RUN DATE 04/09/2025 - 04/09/2025

| Check Date | Bank | Check # | Vendor Code | Vendor Name | Invoice Total | Credit Total | Total Amount | # Invoices |
|--------------------------|------|---------------|-------------|--|---------------|--------------|--------------|------------|
| Type: Check Stub | | | | | | | | |
| 04/09/2025 | DISP | 0000000046(s) | BCBS ACTIV | BLUE CROSS AND BLUE SHIELD OF MI | 14,911.31 | 14,911.31 | 0.00 | 2## |
| Type: Paper Check | | | | | | | | |
| 04/09/2025 | DISP | 00000075891 | 123.NET | 123.NET, INC | 1,109.84 | 0.00 | 1,109.84 | 1 |
| 04/09/2025 | DISP | 00000075892 | ABSOPURE | ABSOPURE WATER COMPANY | 57.20 | 0.00 | 57.20 | 2 |
| 04/09/2025 | DISP | 00000075893 | ACE | GREAT LAKES ACE HARDWARE | 51.56 | 0.00 | 51.56 | 1 |
| 04/09/2025 | DISP | 00000075894 | ACTION TAR | LAW ENFORCEMENT TARGETS INC, DBA ACTION TARGET | 323.14 | 0.00 | 323.14 | 1 |
| 04/09/2025 | DISP | 00000075895 | ADP, INC | ADP, INC. | 2,004.95 | 0.00 | 2,004.95 | 2 |
| 04/09/2025 | DISP | 00000075896 | ALLSTAR | ALLSTAR ALARM LLC | 1,164.00 | 0.00 | 1,164.00 | 1 |
| 04/09/2025 | DISP | 00000075897 | AMER VIDEO | AMERICAN VIDEO TRANSFER INC. | 20,140.70 | 0.00 | 20,140.70 | 2 |
| 04/09/2025 | DISP | 00000075898 | APPLEGATE | APPLEGATE HOME COMFORT | 61.00 | 0.00 | 61.00 | 1 |
| 04/09/2025 | DISP | 00000075899 | AUTO VALUE | AUTO-WARES GROUP | 301.73 | 0.00 | 301.73 | 5 |
| 04/09/2025 | DISP | 00000075900 | BASCHOOLS | BRIGHTON AREA SCHOOLS | 5,522.38 | 0.00 | 5,522.38 | 1 |
| 04/09/2025 | DISP | 00000075901 | BIG PDQ | BUSINESS IMAGING GROUP, INC. | 90.00 | 0.00 | 90.00 | 1 |
| 04/09/2025 | DISP | 00000075902 | BREVALLE | BREVALLE PROPERTIES LLC | 3,280.00 | 0.00 | 3,280.00 | 1 |
| 04/09/2025 | DISP | 00000075903 | BRIGHTONLI | BRIGHTON DISTRICT LIBRARY | 1,004.56 | 0.00 | 1,004.56 | 1 |
| 04/09/2025 | DISP | 00000075904 | C & L LAND | C & L LANDSCAPE, INC. | 2,800.00 | 0.00 | 2,800.00 | 1 |
| 04/09/2025 | DISP | 00000075905 | CHARTER CO | CHARTER COMMUNICATIONS | 154.99 | 0.00 | 154.99 | 1 |
| 04/09/2025 | DISP | 00000075906 | CHASE EQ | J.P. MORGAN EQUIPMENT FINANCE | 103,457.24 | 0.00 | 103,457.24 | 1 |
| 04/09/2025 | DISP | 00000075907 | CHASE JPM | JPMORGAN CHASE BANK NA | 19,095.54 | 0.00 | 19,095.54 | 2 |
| 04/09/2025 | DISP | 00000075908 | CIVICPLUS | CIVICPLUS, LLC | 761.25 | 0.00 | 761.25 | 1 |
| 04/09/2025 | DISP | 00000075909 | CLS | CLS | 104.46 | 0.00 | 104.46 | 1 |
| 04/09/2025 | DISP | 00000075910 | COLLINS, J | JAMES W. COLLINS | 120.00 | 0.00 | 120.00 | 1 |
| 04/09/2025 | DISP | 00000075911 | CONSTELL | CONSTELLATION NEW ENERGY, INC. | 3,733.33 | 0.00 | 3,733.33 | 1 |
| 04/09/2025 | DISP | 00000075912 | CONSUMERS | CONSUMERS ENERGY | 6,018.85 | 0.00 | 6,018.85 | 12 |
| 04/09/2025 | DISP | 00000075913 | CORE TECH | CORE TECHNOLOGY CORPORATION | 2,405.00 | 0.00 | 2,405.00 | 1 |
| 04/09/2025 | DISP | 00000075914 | CORRIGAN | CORRIGAN | 3,402.91 | 0.00 | 3,402.91 | 3 |
| 04/09/2025 | DISP | 00000075915 | CSI LEASIN | CSI LEASING, INC. | 4,095.97 | 0.00 | 4,095.97 | 3 |
| 04/09/2025 | DISP | 00000075916 | DART TEAM | DART | 98.50 | 0.00 | 98.50 | 1 |
| 04/09/2025 | DISP | 00000075917 | DRAGON | DRAGON UNDERGROUND LLC | 714.00 | 0.00 | 714.00 | 1 |
| 04/09/2025 | DISP | 00000075918 | DTE ENER | DTE ENERGY | 1,613.30 | 0.00 | 1,613.30 | 1 |
| 04/09/2025 | DISP | 00000075919 | DTE ENERGY | DTE ENERGY | 16,572.79 | 0.00 | 16,572.79 | 24 |
| 04/09/2025 | DISP | 00000075920 | ECTO HR | ECTO HR, INC | 7,878.00 | 0.00 | 7,878.00 | 1 |
| 04/09/2025 | DISP | 00000075921 | ER VEHICLE | EMERGENCY VEHICLES PLUS | 164.21 | 0.00 | 164.21 | 2 |
| 04/09/2025 | DISP | 00000075922 | EWS | E.W.S. | 95.00 | 0.00 | 95.00 | 1 |
| 04/09/2025 | DISP | 00000075923 | FALLERT | FALLERT CONTRACTING LLC | 1,370.00 | 0.00 | 1,370.00 | 1 |
| 04/09/2025 | DISP | 00000075924 | FELDMAN | FELDMAN CHEVROLET OF NEW HUDSON | 383.37 | 0.00 | 383.37 | 2 |
| 04/09/2025 | DISP | 00000075925 | FIRE ENG | FIRE ENGINEERING | 34.95 | 0.00 | 34.95 | 1 |
| 04/09/2025 | DISP | 00000075926 | FRANK RE | FRANK REWOLD AND SON, INC. | 111,796.58 | 0.00 | 111,796.58 | 1 |
| 04/09/2025 | DISP | 00000075927 | GALLS | GALLS, LLC | 869.32 | 0.00 | 869.32 | 9 |
| 04/09/2025 | DISP | 00000075928 | GARBACIK, | GREGORY GARBACIK | 540.00 | 0.00 | 540.00 | 1 |
| 04/09/2025 | DISP | 00000075929 | GNOAK UTIL | GREEN OAK CHARTER TOWNSHIP | 106.00 | 0.00 | 106.00 | 1 |

04/09/2025
03:10 PM

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BANK ACCOUNT CODE: DISP - CHECK DATE: 04/09/2025
INVOICE EXPECTED CHECK RUN DATE 04/09/2025 - 04/09/2025

| Check Date | Bank | Check # | Vendor Code | Vendor Name | Invoice Total | Credit Total | Total Amount | # Invoices |
|------------|------|-------------|-------------|-------------------------------------|---------------|--------------|--------------|------------|
| 04/09/2025 | DISP | 00000075930 | GOFD PETTY | GOT FIRE DEPT PETTY CASH | 70.42 | 0.00 | 70.42 | 1 |
| 04/09/2025 | DISP | 00000075931 | GOFFUL80 | GREEN OAK FIREFIGHTERS LOCAL 80 | 1,642.68 | 0.00 | 1,642.68 | 2 |
| 04/09/2025 | DISP | 00000075932 | GOPD PETTY | GOT POLICE PETTTY CASH | 50.00 | 0.00 | 50.00 | 1 |
| 04/09/2025 | DISP | 00000075933 | GOT PETTY | GREEN OAK TOWNSHIP PETTY CASH | 15.89 | 0.00 | 15.89 | 1 |
| 04/09/2025 | DISP | 00000075934 | GRNOKTIRE | GREEN OAK TIRE | 1,431.00 | 0.00 | 1,431.00 | 1 |
| 04/09/2025 | DISP | 00000075935 | HART | HART INTERCIVIC, INC. | 235.00 | 0.00 | 235.00 | 1 |
| 04/09/2025 | DISP | 00000075936 | HIGHLAND T | HIGHLAND TREATMENT INC. | 16,635.99 | 0.00 | 16,635.99 | 2 |
| 04/09/2025 | DISP | 00000075937 | HOME DEPOT | HOME DEPOT CREDIT SERVICES | 1,314.34 | 0.00 | 1,314.34 | 1 |
| 04/09/2025 | DISP | 00000075938 | HURON COM | HURON COMMUNITY BANK | 53,509.50 | 0.00 | 53,509.50 | 1 |
| 04/09/2025 | DISP | 00000075939 | HVG | HURON VALLEY GUNS | 2,137.89 | 0.00 | 2,137.89 | 5 |
| 04/09/2025 | DISP | 00000075940 | KANGAS, R | RICK KANGAS | 1,753.98 | 0.00 | 1,753.98 | 1 |
| 04/09/2025 | DISP | 00000075941 | LCASSESSOR | LIVINGSTON CO. ASSESSOR'S ASSN. | 30.00 | 0.00 | 30.00 | 1 |
| 04/09/2025 | DISP | 00000075942 | LCREGDEEDS | LIVINGSTON COUNTY REGISTER OF DEEDS | 30.00 | 0.00 | 30.00 | 1 |
| 04/09/2025 | DISP | 00000075943 | LCSRT | LIVINGSTON COUNTY SRT | 4,500.00 | 0.00 | 4,500.00 | 1 |
| 04/09/2025 | DISP | 00000075944 | LCTREASUR | LIVINGSTON COUNTY TREASURER | 7,109.03 | 0.00 | 7,109.03 | 1 |
| 04/09/2025 | DISP | 00000075945 | LIVCOWATER | LIVINGSTON COMM. WATER AUTHORITY | 390.00 | 0.00 | 390.00 | 1 |
| 04/09/2025 | DISP | 00000075946 | LIVCOWATER | LIVINGSTON COMM. WATER AUTHORITY | 120.00 | 0.00 | 120.00 | 1 |
| 04/09/2025 | DISP | 00000075947 | LIVEDSA | LESA | 983.91 | 0.00 | 983.91 | 1 |
| 04/09/2025 | DISP | 00000075948 | LIVGCTYINF | LCGIS | 258.00 | 0.00 | 258.00 | 1 |
| 04/09/2025 | DISP | 00000075949 | LOCALITY M | LOCALITY MEDIA INC DBA FIRST DUE | 12,930.68 | 0.00 | 12,930.68 | 1 |
| 04/09/2025 | DISP | 00000075950 | LUMENSERVE | LUMENSERVE | 477.00 | 0.00 | 477.00 | 1 |
| 04/09/2025 | DISP | 00000075951 | MACQUEEN | MACQUEEN EMERGENCY | 1,552.97 | 0.00 | 1,552.97 | 3 |
| 04/09/2025 | DISP | 00000075952 | MANN IT | MANN INFORMATION TECHNOLOGY | 1,626.25 | 0.00 | 1,626.25 | 2 |
| 04/09/2025 | DISP | 00000075953 | MAP | MICHIGAN ASSOCIATION OF POLICE | 1,078.88 | 0.00 | 1,078.88 | 1 |
| 04/09/2025 | DISP | 00000075954 | MFIS | MICHIGAN FIRE INSPECTORS SOCIETY | 1,225.00 | 0.00 | 1,225.00 | 2 |
| 04/09/2025 | DISP | 00000075955 | MI TACTICA | MICHIGAN TACTICAL OFFICERS ASSOC. | 250.00 | 0.00 | 250.00 | 1 |
| 04/09/2025 | DISP | 00000075956 | MIASSESSOR | MICHIGAN ASSESSORS ASSOCIATION | 300.00 | 0.00 | 300.00 | 1 |
| 04/09/2025 | DISP | 00000075957 | MISSION CO | MISSION COMMUNICATIONS, LLC | 3,096.00 | 0.00 | 3,096.00 | 1 |
| 04/09/2025 | DISP | 00000075958 | MUTUAL | MUTUAL OF OMAHA | 3,689.07 | 0.00 | 3,689.07 | 1 |
| 04/09/2025 | DISP | 00000075959 | NYE | NYE UNIFORM | 661.80 | 0.00 | 661.80 | 2 |
| 04/09/2025 | DISP | 00000075960 | O'REILLY A | O'REILLY AUTO PARTS | 78.86 | 0.00 | 78.86 | 1 |
| 04/09/2025 | DISP | 00000075961 | OAKLAND CO | OAKLAND COMMUNITY COLLEGE | 323.44 | 0.00 | 323.44 | 1 |
| 04/09/2025 | DISP | 00000075962 | OAKLANDSCH | OAKLAND SCHOOLS | 687.81 | 0.00 | 687.81 | 1 |
| 04/09/2025 | DISP | 00000075963 | OHIO TACT | OHIO TACTICAL OFFICERS ASSOCIATION | 400.00 | 0.00 | 400.00 | 1 |
| 04/09/2025 | DISP | 00000075964 | OHM | ORCHARD, HILTZ & MC CLIMENT, INC. | 228.00 | 0.00 | 228.00 | 1 |
| 04/09/2025 | DISP | 00000075965 | PAYROLLORG | PAYROLL ORG | 305.00 | 0.00 | 305.00 | 1 |
| 04/09/2025 | DISP | 00000075966 | REVIZE | REVIZE LLC | 2,500.00 | 0.00 | 2,500.00 | 1 |
| 04/09/2025 | DISP | 00000075967 | RSLI | RELIANCE STANDARD LIFE INS COMPANY | 919.96 | 0.00 | 919.96 | 1 |
| 04/09/2025 | DISP | 00000075968 | SEMCOG | SE MICHIGAN COUNCIL OF GOVERNMENTS | 2,881.00 | 0.00 | 2,881.00 | 1 |
| 04/09/2025 | DISP | 00000075969 | SOHN | SOHN LINEN SERVICE, INC. | 91.36 | 0.00 | 91.36 | 1 |
| 04/09/2025 | DISP | 00000075970 | SOUTH LYON | SOUTH LYON COMMUNITY SCHOOLS | 2,295.08 | 0.00 | 2,295.08 | 1 |
| 04/09/2025 | DISP | 00000075971 | STAPLES | STAPLES | 62.89 | 0.00 | 62.89 | 1 |

04/09/2025
03:10 PM

CHECK PROOF FOR GREEN OAK TOWNSHIP
BANK ACCOUNT CODE: DISP - CHECK DATE: 04/09/2025
INVOICE EXPECTED CHECK RUN DATE 04/09/2025 - 04/09/2025

| Check Date | Bank | Check # | Vendor Code | Vendor Name | Invoice Total | Credit Total | Total Amount | # Invoices |
|------------|------|-------------|-------------|-------------------------------|---------------|--------------|--------------|------------|
| 04/09/2025 | DISP | 00000075972 | THIN BLUE | THIN BLUE LINE OF MICHIGAN | 10.00 | 0.00 | 10.00 | 1 |
| 04/09/2025 | DISP | 00000075973 | TUTHILLCOM | TUTHILL FARMS & COMPOSTING | 120.00 | 0.00 | 120.00 | 1 |
| 04/09/2025 | DISP | 00000075974 | VZW | VERIZON WIRELESS | 1,682.52 | 0.00 | 1,682.52 | 1 |
| 04/09/2025 | DISP | 00000075975 | WASHINTERM | WASHTENAW INTERMEDIATE SCHOOL | 1,425.77 | 0.00 | 1,425.77 | 1 |
| 04/09/2025 | DISP | 00000075976 | WASTE MGT | WM CORPORATE SERVICES, INC. | 896.19 | 0.00 | 896.19 | 1 |
| 04/09/2025 | DISP | 00000075977 | WHITMORESC | WHITMORE LAKE PUBLIC SCHOOLS | 4,508.32 | 0.00 | 4,508.32 | 1 |
| 04/09/2025 | DISP | 00000075978 | ZIRKLE,LAR | LARRY ZIRKLE | 1,080.00 | 0.00 | 1,080.00 | 1 |

Num Checks: 88 Num Stubs: 1 Num Invoices: 157 Total Amount: 463,098.10

Denotes that check has vendor credit applied.

*OK TO PAY MHS
4/9/2025*

*OK
MJ 4/9/2025*

J.P.Morgan

JPMORGAN CHASE BANK NA
 P.O. BOX 15918
 MAIL SUITE DE1-1404
 WILMINGTON DE 19850

| | |
|-------------------------|-------------|
| ACCOUNT NUMBER | ██████████ |
| PAYMENT DUE DATE | 04/25/2025 |
| AMOUNT DUE | \$19,095.54 |
| CURRENT BALANCE | \$19,095.54 |

Remit To: **JPMORGAN CHASE BANK NA**
P.O. BOX 4475
CAROL STREAM, IL 60197-4475

| |
|-----------------------|
| AMOUNT ENCLOSED \$ |
|-----------------------|

GREEN OAK TWP
TRICIA WIGGLE-BAZZY
10001 SILVER LAKE RD
BRIGHTON MI 48116-8361

** 0000000

PLEASE TEAR PAYMENT COUPON AT PERFORATION

STATEMENT MESSAGES

COMMERCIAL ACCOUNT SUMMARY

ORGANIZATION NAME: GREEN OAK TWP
 ACCOUNT NUMBER: ██████████

CLOSING DATE 03-31-25
 CREDIT LIMIT 100,000
 AVAILABLE CREDIT 80,904

FOR CUSTOMER SERVICE CALL:
 1-800-316-6056
 FOR TTY/TDD SERVICE CALL:
 1-800-955-8060

SEND BILLING INQUIRIES TO:
 JPMORGAN CHASE BANK NA
 COMMERCIAL CARD SOLUTIONS
 P.O. BOX 2015
 MAIL SUITE IL1-6225
 ELGIN, IL 60121

| | |
|-----------------------------|------------------|
| PREVIOUS BALANCE | 32,497.18 |
| PURCHASES AND OTHER CHARGES | 19,328.68 |
| CASH ADVANCES | .00 |
| CREDITS | 233.14 |
| PAYMENTS | 32,497.18- |
| LATE PAYMENT CHARGES | .00 |
| CASH ADVANCE FEE | .00 |
| FINANCE CHARGES | .00 |
| NEW BALANCE | 19,095.54 |
| TOTAL PAYMENT DUE | 19,095.54 |
| DISPUTED AMOUNT | .00 |

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

COMMERCIAL ACCOUNT ACTIVITY

GREEN OAK TWP
[REDACTED]

TOTAL COMMERCIAL ACTIVITY
\$32,497.18 CR

ACCOUNTING CODE:

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------------|-------------------------------|--------------|
| 03-19 | 03-19 | 74715635078000300030872 | PAYMENT RECEIVED -- THANK YOU | 32,497.18 PY |

INDIVIDUAL CARDHOLDER ACTIVITY

TRACY CHAMBERLAIN
[REDACTED]

CREDITS \$0.00 **PURCHASES** \$607.74 **CASH ADV** \$0.00 **TOTAL ACTIVITY** \$607.74

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------------|--|--------|
| 03-21 | 03-20 | 24906415079224837911871 | DRI*PRINTRUNNER 888-2965760 CA P.O.S.: 15410369 SALES TAX: 0.00 | 607.74 |

Total Purchasing Activity \$607.74

POLICE DEPARTMENT
[REDACTED]

CREDITS \$225.00 **PURCHASES** \$6,393.41 **CASH ADV** \$0.00 **TOTAL ACTIVITY** \$6,168.41

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------------|--|--------|
| 03-03 | 03-02 | 24064665061500007340886 | CALLFORBACKUP.ORG CALLFORBACKUP MI P.O.S.: ch3y0rkb0qtn SALES TAX: 0.00 | 225.00 |
| 03-04 | 03-03 | 24692165062102197337937 | AMAZON MKTPL*G568P3E23 AMZN.COM/BILL WA P.O.S.: squad, conf, emil SALES TAX: 0.00 | 361.87 |
| 03-06 | 03-06 | 24692165065104513620340 | COMBAT MEDICAL SYSTEMS 704-705-1222 NC P.O.S.: 0000000000000000 SALES TAX: 54.65 | 808.49 |
| 03-07 | 03-06 | 24692165065105217703183 | AMAZON MKTPL*LP4552MB3 AMZN.COM/BILL WA P.O.S.: Kramer SALES TAX: 0.00 | 46.54 |
| 03-10 | 03-09 | 24692165068107388355998 | AMAZON.COM*ZF8FE1110 AMZN.COM/BILL WA P.O.S.: Bradford SALES TAX: 0.00 | 411.00 |
| 03-12 | 03-11 | 24692165070109525627707 | AMAZON MKTPL*M70I533E3 AMZN.COM/BILL WA P.O.S.: Kramer SALES TAX: 0.00 | 199.95 |
| 03-13 | 03-12 | 24692165071100441208754 | AMAZON MKTPL*UH4LQ0RO3 AMZN.COM/BILL WA P.O.S.: Kramer SALES TAX: 0.00 | 51.29 |
| 03-13 | 03-12 | 24692165071100472235965 | IN *COMMAND PRESENCE, LLC 980-9991051 GA P.O.S.: 15988 SALES TAX: 0.00 | 199.00 |
| 03-14 | 03-13 | 24692165072101279674702 | AMAZON MKTPL*PA1C03ZV3 AMZN.COM/BILL WA P.O.S.: BESSO SALES TAX: 0.00 | 19.30 |
| 03-17 | 03-14 | 24073145075900018932935 | EVIDENT INC 540-5763512 VA P.O.S.: 59723 SALES TAX: 0.00 | 357.50 |
| 03-17 | 03-14 | 24073145075900018989356 | EVIDENT INC 540-5763512 VA P.O.S.: W117143 SALES TAX: 0.00 | 48.80 |

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

INDIVIDUAL CARDHOLDER ACTIVITY

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|--|-------------------|
| 03-19 | 03-18 | 24801975078277457155161 | AIR SCIENCE 239-489-0024 FL P.O.S.: WEB CUSTOM SALES TAX: 0.00 | 1,583.00 |
| 03-21 | 03-20 | 24445715079300531295620 | KROGER #638 BRIGHTON MI | 44.96 |
| 03-21 | 03-20 | 24692165079104519984025 | AMAZON MKTPL*XC4TJ02F3 AMZN.COM/BILL WA P.O.S.: kramer SALES TAX: 0.00 | 115.16 |
| 03-24 | 03-23 | 24559305082900011045416 | MICHIGAN ASSOC OF CHIEFS 517-3499420 MI P.O.S.: 02225825408 SALES TAX: 0.00 | 280.00 |
| 03-24 | 03-21 | 24692165080105214463543 | AMAZON MKTPL*Q362P95R3 AMZN.COM/BILL WA P.O.S.: BESSO SALES TAX: 0.00 | 299.19 |
| 03-25 | 03-24 | 24692165083107957927467 | THOMSON WEST*TCD 800-328-4880 MN P.O.S.: 1200345711 SALES TAX: 0.00 | 183.75 |
| 03-31 | 03-28 | 24011345088100065673054 | SP POINT BLANK DUTY GE GOULDUSA-SHOP FL P.O.S.: 3d8aa62bc7d68b952d1d8b095 SALES TAX: 0.00 | 48.99 |
| 03-31 | 03-28 | 24011345088100065844564 | SP POINT BLANK DUTY GE GOULDUSA-SHOP FL P.O.S.: 3e4acb847f285cb698853f1e4 SALES TAX: 0.00 | 48.99 |
| 03-31 | 03-28 | 24011345088100066642850 | SP POINT BLANK DUTY GE GOULDUSA-SHOP FL P.O.S.: cb67a7b061498a3dbdf451fc6 SALES TAX: 0.00 | 48.99 |
| 03-31 | 03-28 | 24064665088100007350065 | CALLFORBACKUP.ORG TAYLOR MI | 225.00 CR |
| Total Purchasing Activity | | | | \$5,156.77 |

Travel Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|------------------------------|-----------|-------------------------|---|-------------------|
| 03-07 | 03-05 | 24755425065260654670676 | DOUBLETREE HOTELS BATTLE CREEK MI 43523 ARRIVAL: 03-04-25 | 108.78 |
| 03-13 | 03-12 | 24431065071166160042409 | LIVINGSTON COUNTY EMS 517-546-6220 MI P.O.S.: 0000000002 SALES TAX: 0.00 | 125.00 |
| 03-13 | 03-12 | 24692165072100599583957 | TIM HORTONS #911124 BRIGHTON MI P.O.S.: 0000000000000000 SALES TAX: 0.00 | 34.08 |
| 03-14 | 03-13 | 24692165073101470628514 | TIM HORTONS #911124 BRIGHTON MI P.O.S.: 0000000000000000 SALES TAX: 0.00 | 28.93 |
| 03-17 | 03-14 | 24692165074102396306051 | TIM HORTONS #911124 BRIGHTON MI P.O.S.: 0000000000000000 SALES TAX: 0.00 | 34.08 |
| 03-24 | 03-23 | 24445005083000914023397 | FSP*SHANTY CREEK RESORT BELLAIRE MI 719204 ARRIVAL: 06-21-25 | 680.77 |
| Total Travel Activity | | | | \$1,011.64 |

| | | | | |
|---------------------------------------|--------------------------|-----------------------------|---------------------------|----------------------------------|
| CHRISTINA YAEGER [REDACTED] | CREDITS \$0.00 | PURCHASES \$52.00 | CASH ADV \$0.00 | TOTAL ACTIVITY \$52.00 |
|---------------------------------------|--------------------------|-----------------------------|---------------------------|----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|---|----------------|
| 03-28 | 03-27 | 24377355087000003721684 | MICHIGAN ASSESSORS ASSOCI 888-8916064 MI P.O.S.: 173309391 SALES TAX: 3.12 | 52.00 |
| Total Purchasing Activity | | | | \$52.00 |

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

INDIVIDUAL CARDHOLDER ACTIVITY

| | | | | |
|--------------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|
| FIRE DEPARTMENT [REDACTED] | CREDITS \$0.00 | PURCHASES \$586.45 | CASH ADV \$0.00 | TOTAL ACTIVITY \$586.45 |
|--------------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------------|---|--------|
| 03-05 | 03-04 | 24492165064500002221511 | FUEL CLOUD FUEL CLOUD.COM OR P.O.S.: in1QywhDKQMRBj5vQfn oXX1E SALES TAX: 0.00 | 132.50 |
| 03-10 | 03-07 | 24116415066712361294426 | CARROT-TOP INDUSTRIES 800-628-3524 NC P.O.S.: 36129442 SALES TAX: 0.00 | 453.95 |

Total Purchasing Activity \$586.45

| | | | | |
|--|--------------------------|------------------------------|---------------------------|-----------------------------------|
| TRICIA WIGGLE-BAZZY [REDACTED] | CREDITS \$0.00 | PURCHASES \$247.00 | CASH ADV \$0.00 | TOTAL ACTIVITY \$247.00 |
|--|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------------|---|--------|
| 03-03 | 03-01 | 24692165061100834479337 | INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA P.O.S.: T1-16852999-0 SALES TAX: 0.00 | 99.00 |
| 03-28 | 03-27 | 24906415086225356684485 | EIG*CONSTANTCONTACT.COM 855-2295506 MA P.O.S.: 1120194366041 SALES TAX: 0.00 | 49.00 |
| 03-31 | 03-29 | 24692165088102266000457 | INTUIT *QBOOKS ONLINE CL.INTUIT.COM CA P.O.S.: T1-16ba20e8-0 SALES TAX: 0.00 | 99.00 |

Total Purchasing Activity \$247.00

| | | | | |
|---------------------------------------|--------------------------|--------------------------------|---------------------------|-------------------------------------|
| CLERK DEPARTMENT [REDACTED] | CREDITS \$0.00 | PURCHASES \$5,837.69 | CASH ADV \$0.00 | TOTAL ACTIVITY \$5,837.69 |
|---------------------------------------|--------------------------|--------------------------------|---------------------------|-------------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------|-----------|-------------------------|---|--------|
| 03-06 | 03-05 | 24445005064300519168958 | WWP*TERMINIX EHRlich 844-391-1312 PA P.O.S.: 55155ff6fa904720bf468b7d2 SALES TAX: 0.00 | 125.00 |
| 03-06 | 03-05 | 24445005064300519169030 | WWP*TERMINIX EHRlich 844-391-1312 PA P.O.S.: dd338d52b98d40a8bdbd2ad40 SALES TAX: 0.00 | 115.00 |
| 03-06 | 03-06 | 24692165065104611030962 | VS *WOW! 866-496-9669 OR P.O.S.: 12U7HJT1FLNV SALES TAX: 0.00 | 450.39 |
| 03-12 | 03-10 | 74450785070043608000304 | CAPTUS PRESS INC 905-760-2723 ON P.O.S.: MILLER2503100 SALES TAX: 0.00 | 60.00 |
| 03-12 | 03-10 | 74450785070043608000312 | CAPTUS PRESS INC 905-760-2723 ON P.O.S.: MILLER2503100 SALES TAX: 0.00 | 120.00 |
| 03-14 | 03-13 | 24019115072900018679828 | NET EXPRESS 800-4481097 MI P.O.S.: 111111 SALES TAX: 22.55 | 225.46 |
| 03-25 | 03-24 | 24431065084173987580087 | MICHIGAN TOWNSHIPS 517-321-6467 MI P.O.S.: 25880004 SALES TAX: 0.00 | 75.00 |
| 03-25 | 03-24 | 24493985084088422544189 | STERICYCLE, INC 866-647-4733 TX P.O.S.: NA SALES TAX: 0.00 | 121.72 |
| 03-25 | 03-24 | 24692165083107880427189 | VS *WOW! 866-496-9669 OR P.O.S.: 12U7HJUA10G1 SALES TAX: 0.00 | 450.39 |

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

INDIVIDUAL CARDHOLDER ACTIVITY

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|---|-------------------|
| 03-25 | 03-24 | 24692165083108000286422 | SPECTRUM 855-707-7328 VA P.O.S.: AY0C5F2360A9 SALES TAX: 22.58 | 399.00 |
| 03-25 | 03-24 | 24692165083108000286430 | SPECTRUM 855-707-7328 VA P.O.S.: AE0C5F2A5B2A SALES TAX: 31.07 | 549.00 |
| 03-25 | 03-24 | 24692165083108000286448 | SPECTRUM 855-707-7328 VA P.O.S.: AM0C5D79141D SALES TAX: 46.41 | 820.00 |
| 03-25 | 03-24 | 24692165083108000286471 | SPECTRUM 855-707-7328 VA P.O.S.: AH0C5C0E8411 SALES TAX: 7.35 | 129.99 |
| 03-25 | 03-24 | 24692165083108000286497 | SPECTRUM 855-707-7328 VA P.O.S.: AN0C6A3E86F0 SALES TAX: 13.29 | 234.91 |
| 03-26 | 03-25 | 24088665084225178531056 | 2PITNEY BOWES INC. 844-2566444 CT P.O.S.: 0012009807 SALES TAX: 0.00 | 240.12 |
| 03-26 | 03-25 | 24088665084225179747594 | 2PITNEY BOWES INC. 844-2566444 CT P.O.S.: 0012641077 SALES TAX: 0.00 | 215.78 |
| 03-26 | 03-25 | 24493985085088755509337 | STERICYCLE, INC 866-647-4733 TX P.O.S.: NA SALES TAX: 0.00 | 228.83 |
| 03-27 | 03-26 | 24801975085285866010233 | BIG FROG CUSTOM T-SHIRTS BRIGHTON MI P.O.S.: PO 585674057186 SALES TAX: 5.28 | 132.20 |
| 03-28 | 03-27 | 24801975086286955257411 | BIG FROG CUSTOM T-SHIRTS 248-782-5501 MI P.O.S.: PO 086669750099 SALES TAX: 0.35 | 8.80 |
| Total Purchasing Activity | | | | \$4,701.59 |

Travel Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|------------------------------|-----------|-------------------------|---|-------------------|
| 03-10 | 03-09 | 24755425069130699947411 | COMFORT INNS MT PLEASANT MI 0795597452 ARRIVAL: 03-08-25 | 621.60 |
| 03-17 | 03-16 | 24755425076730760275971 | COMFORT INNS MT PLEASANT MI 0797150021 ARRIVAL: 03-15-25 | 514.50 |
| Total Travel Activity | | | | \$1,136.10 |

| | | | | |
|------------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|
| CARRIE HUMBLE [REDACTED] | CREDITS \$8.14 | PURCHASES \$200.11 | CASH ADV \$0.00 | TOTAL ACTIVITY \$191.97 |
|------------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|--|-----------------|
| 03-07 | 03-06 | 24692165065104762964142 | AMAZON MKTPL*F75EX9C43 AMZN.COM/BILL WA P.O.S.: 114-6841743-49922 SALES TAX: 0.00 | 56.27 |
| 03-20 | 03-19 | 24801975078278302939692 | BIG FROG CUSTOM T-SHIRTS 248-782-5501 MI P.O.S.: PO 078178944387 SALES TAX: 5.75 | 143.84 |
| 03-24 | 03-21 | 74801975080280498174556 | BIG FROG CUSTOM T-SHIRTS BRIGHTON MI P.O.S.: 50243115 SALES TAX: 0.46 | 8.14 CR |
| Total Purchasing Activity | | | | \$191.97 |

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

INDIVIDUAL CARDHOLDER ACTIVITY

| | | | | |
|---------------------------------------|--------------------------|--------------------------------|---------------------------|-------------------------------------|
| MICHAEL H SEDLAK [REDACTED] | CREDITS \$0.00 | PURCHASES \$2,955.60 | CASH ADV \$0.00 | TOTAL ACTIVITY \$2,955.60 |
|---------------------------------------|--------------------------|--------------------------------|---------------------------|-------------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|--|----------------|
| 03-06 | 03-04 | 24489935064300635052982 | LANSING CENTER LOTS TIBA LANSING MI | 10.00 |
| 03-26 | 03-25 | 24137465085001500998445 | USPS PO 2512200116 BRIGHTON MI P.O.S.: None SALES TAX: 0.00 | 58.08 |
| Total Purchasing Activity | | | | \$68.08 |

Telecommunication Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|-----------------------|-----------|-------------------------|--|-------------------|
| 03-27 | 03-26 | 24906415085225290968854 | NEXTIVA*VOIP SERVICE 800-9834289 AZ P.O.S.: 0 SALES TAX: 355.77 | 2,887.52 |
| Total Activity | | | | \$2,887.52 |

| | | | | |
|--|--------------------------|------------------------------|---------------------------|-----------------------------------|
| TREASURY DEPARTMENT [REDACTED] | CREDITS \$0.00 | PURCHASES \$412.90 | CASH ADV \$0.00 | TOTAL ACTIVITY \$412.90 |
|--|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|---|-----------------|
| 03-06 | 03-05 | 24431065064161620287214 | MINDEDGE, INC 781-250-1805 MA P.O.S.: 9303994242 SALES TAX: 0.00 | 85.50 |
| 03-07 | 03-06 | 24431065065162258202763 | MINDEDGE, INC 781-250-1805 MA P.O.S.: 9474116069 SALES TAX: 0.00 | 85.50 |
| 03-19 | 03-17 | 24207855077161501540815 | APT US&C 989-8205205 MI P.O.S.: 000000105161348 SALES TAX: 0.00 | 138.00 |
| 03-27 | 03-26 | 24801975085285866010167 | BIG FROG CUSTOM T-SHIRTS BRIGHTON MI P.O.S.: PO 085322239692 SALES TAX: 4.15 | 103.90 |
| Total Purchasing Activity | | | | \$412.90 |

| | | | | |
|-----------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|
| BRIAN STALEY [REDACTED] | CREDITS \$0.00 | PURCHASES \$441.37 | CASH ADV \$0.00 | TOTAL ACTIVITY \$441.37 |
|-----------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|--|-----------------|
| 03-04 | 03-03 | 24943005063160595794806 | COSTCO WHSE #0786 BRIGHTON MI P.O.S.: 00006937 SALES TAX: 11.69 | 206.51 |
| 03-11 | 03-10 | 24943005070165014051010 | COSTCO WHSE #0786 BRIGHTON MI P.O.S.: 00006396 SALES TAX: 1.51 | 26.76 |
| 03-11 | 03-10 | 24943005070165014051028 | COSTCO WHSE #0786 BRIGHTON MI P.O.S.: 00006397 SALES TAX: 8.25 | 145.74 |
| 03-18 | 03-17 | 24943005077169416941813 | COSTCO WHSE #0786 BRIGHTON MI P.O.S.: 00008823 SALES TAX: 3.53 | 62.36 |
| Total Purchasing Activity | | | | \$441.37 |

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

INDIVIDUAL CARDHOLDER ACTIVITY

| | | | | |
|-----------------------------------|--------------------------|--------------------------------|---------------------------|-------------------------------------|
| KEVIN GENTRY [REDACTED] | CREDITS \$0.00 | PURCHASES \$1,008.18 | CASH ADV \$0.00 | TOTAL ACTIVITY \$1,008.18 |
|-----------------------------------|--------------------------|--------------------------------|---------------------------|-------------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|--|-------------------|
| 03-03 | 03-02 | 24204295061000083698080 | FUBOTV INC 844-4413826 NY P.O.S.: 76c38e8e584a27397e51cf4ef SALES TAX: 0.00 | 5.59 |
| 03-05 | 03-04 | 24692165063103012762514 | AMAZON.COM*DG8MF5G23 AMZN.COM/BILL WA P.O.S.: 113-8374742-22946 SALES TAX: 0.00 | 28.58 |
| 03-05 | 03-04 | 24692165063103399138825 | AMAZON MKTPL*UW81V8Q63 AMZN.COM/BILL WA P.O.S.: 113-9143835-63706 SALES TAX: 0.00 | 23.68 |
| 03-10 | 03-07 | 24692165066105639033523 | AMAZON MKTPL*3Z6HR3JP3 AMZN.COM/BILL WA P.O.S.: 113-1364415-34946 SALES TAX: 0.00 | 161.17 |
| 03-18 | 03-17 | 24692165076101840758378 | AMAZON MKTPL*L144Y7YD3 AMZN.COM/BILL WA P.O.S.: 113-4010852-70562 SALES TAX: 0.00 | 38.79 |
| 03-19 | 03-18 | 24692165077102305370658 | AMAZON MKTPL*S98CM0GL3 AMZN.COM/BILL WA P.O.S.: 111-7013930-46722 SALES TAX: 0.00 | 35.73 |
| 03-19 | 03-18 | 24692165077102434741514 | AMAZON MKTPL*1P7CG7UZ3 AMZN.COM/BILL WA P.O.S.: 113-4951922-04722 SALES TAX: 0.00 | 57.74 |
| 03-21 | 03-20 | 24692165079104159176551 | AMAZON MKTPL*GT39A1HC3 AMZN.COM/BILL WA P.O.S.: 113-1181518-77330 SALES TAX: 0.00 | 41.39 |
| 03-21 | 03-20 | 24692165079104402142681 | SPI*DIRECTV STREAM 800-531-5000 CA P.O.S.: 38492179 SALES TAX: 6.50 | 129.99 |
| 03-24 | 03-21 | 24692165080105120564806 | AMAZON.COM*M63BP2R33 AMZN.COM/BILL WA P.O.S.: 112-8839515-30514 SALES TAX: 0.00 | 71.96 |
| 03-25 | 03-24 | 24692165083107630401716 | AMAZON MKTPL*MP50K1723 AMZN.COM/BILL WA P.O.S.: 113-3493596-55986 SALES TAX: 0.00 | 27.45 |
| 03-26 | 03-26 | 24692165085109113057955 | AMAZON MKTPL*FV7TV7B13 AMZN.COM/BILL WA P.O.S.: 111-0394914-68194 SALES TAX: 0.00 | 35.05 |
| 03-27 | 03-26 | 24692165085109228940020 | AMAZON MKTPL*VQ1LA31H3 AMZN.COM/BILL WA P.O.S.: 112-7974231-48018 SALES TAX: 0.00 | 33.93 |
| 03-27 | 03-26 | 24943005086175211843186 | COSTCO WHSE #0786 BRIGHTON MI P.O.S.: 00007782 SALES TAX: 1.70 | 29.99 |
| 03-28 | 03-27 | 24755425086280863489580 | DIRECT FITNESS SOLUTIONS 847-6809300 IL P.O.S.: 55354 SALES TAX: 0.00 | 50.16 |
| 03-31 | 03-30 | 24204295089001351740081 | FUBOTV INC 844-4413826 NY P.O.S.: 7753d0d50c7302968317d0441 SALES TAX: 0.00 | 107.98 |
| 03-31 | 03-30 | 24692165089103388718413 | B2B PRIME*7S0JH9F43 AMZN.COM/BILL WA P.O.S.: D01-1686828-87106 SALES TAX: 0.00 | 129.00 |
| Total Purchasing Activity | | | | \$1,008.18 |

| | | | | |
|--|--------------------------|------------------------------|---------------------------|-----------------------------------|
| ASSESSOR DEPARTMENT [REDACTED] | CREDITS \$0.00 | PURCHASES \$189.06 | CASH ADV \$0.00 | TOTAL ACTIVITY \$189.06 |
|--|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

ACCT. NUMBER: [REDACTED]

GREEN OAK TWP

INDIVIDUAL CARDHOLDER ACTIVITY

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|---|----------------|
| 03-20 | 03-19 | 24377355079000003614913 | MICHIGAN ASSESSORS ASSOCI 888-8916064 MI P.O.S.: 172898089 SALES TAX: 3.12 | 52.00 |
| Total Purchasing Activity | | | | \$52.00 |

Travel Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|------------------------------|-----------|-------------------------|--|-----------------|
| 03-11 | 03-11 | 24692165070108988766663 | PANERA BREAD #601153 O 810-225-2153 MI P.O.S.: 0000000000000000 SALES TAX: 0.00 | 74.42 |
| 03-12 | 03-11 | 24269795071001074594147 | JETS PIZZA - MI-070 810-225-7454 MI P.O.S.: 371456 SALES TAX: 0.00 | 62.64 |
| Total Travel Activity | | | | \$137.06 |

| | | | | |
|---------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|
| ALAN HOGAN [REDACTED] | CREDITS \$0.00 | PURCHASES \$327.50 | CASH ADV \$0.00 | TOTAL ACTIVITY \$327.50 |
|---------------------------------|--------------------------|------------------------------|---------------------------|-----------------------------------|

ACCOUNTING CODE:

Purchasing Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|----------------------------------|-----------|-------------------------|---|-----------------|
| 03-20 | 03-19 | 24692165078103225226631 | INT'L CODE COUNCIL INC 888-422-7233 IL P.O.S.: 1019729115821 SALES TAX: 0.00 | 327.50 |
| Total Purchasing Activity | | | | \$327.50 |

| | | | | |
|------------------------------------|--------------------------|-----------------------------|---------------------------|----------------------------------|
| STEVEN KRAMER [REDACTED] | CREDITS \$0.00 | PURCHASES \$69.67 | CASH ADV \$0.00 | TOTAL ACTIVITY \$69.67 |
|------------------------------------|--------------------------|-----------------------------|---------------------------|----------------------------------|

ACCOUNTING CODE:

Travel Activity

| Post Date | Tran Date | Reference Number | Transaction Description | Amount |
|------------------------------|-----------|-------------------------|---|----------------|
| 03-11 | 03-09 | 24695235069900011300069 | GUIDO'S PIZZA-BRIGHTON 810-2299888 MI P.O.S.: 2503090197 SALES TAX: 3.79 | 69.67 |
| Total Travel Activity | | | | \$69.67 |



Green Oak Police



2024 Annual Report



GREEN OAK TOWNSHIP POLICE



MESSAGE FROM THE CHIEF OF POLICE



**STEVEN KRAMER,
CHIEF OF POLICE**

As we reflect on the past year, I am both proud of the progress we have made and mindful of the challenges that continue to shape the landscape of law enforcement in our community. Our commitment to public safety remains steadfast, and I am honored to share with you the key achievements and initiatives that have helped strengthen the bond between the Police Department and the citizens we serve.

In 2024, our department continued to prioritize community engagement, transparency, and the effective delivery of services. We launched several initiatives aimed at improving the quality of life for all residents, while maintaining the highest standards of integrity, professionalism, and accountability in our work.

While we have seen great strides in many areas, we know there is always more work to be done. We will continue to evolve our approaches to policing in ways that are fair, just, and responsive to the needs of the community. We remain deeply committed to fostering an environment of trust, transparency, and collaboration between the Police Department and the citizens we serve.

I want to express my deepest gratitude to the men and women of our department for their dedication, professionalism, and hard work. It is an honor to serve alongside each of you. To the members of our community, thank you for your continued support and partnership. Together, we will work to ensure that our community remains a safe and thriving place for all.



VISION & MISSION

Vision

“ The Green Oak Charter Township Police Department, funded by our voters, envisions a future where every resident feels secure, valued and supported. We strive to foster a safe, inclusive environment where collaborative between law enforcement and the community is the cornerstone of our success.

”

Mission

It is the mission of the Green Oak Township Police Department to deliver service to our community with integrity, courage, and professionalism.

We are dedicated to ensuring a safe and secure community by providing high quality police services to all persons within our jurisdiction.

We are committed to the protection of life and property, the preservation of peace, and the equitable enforcement of the law.

We will achieve these goals by working together as a team within our department and in partnership with our community.





GREEN OAK TOWNSHIP POLICE



COMMAND



STEVEN KRAMER
Chief of Police

ROB BRADFORD
Deputy Chief



MIKE JAIN
Sergeant

ALICIA MONTES
Sergeant



BRITTANY BESSO
Sergeant

TIM NISENBAUM
Sergeant





GREEN OAK TOWNSHIP POLICE



OUR TEAM



MATT HUGHES
Detective



BRANDON BEACH
Police Officer



ANDREW EVANS
Police Officer



DAVE VASILOFF
Police Officer



DANNY FRENGER
Police Officer



GREEN OAK TOWNSHIP POLICE



OUR TEAM

JOE SPARKS
Police Officer



BRENT LAPUM
Police Officer



JAMIE LYONS
Police Officer



MAJIDA BEATTIE
Police Officer



CHRIS PAPALEXIS
Police Officer





GREEN OAK TOWNSHIP POLICE



OUR TEAM

SCOTT DONLEY
Police Officer



MILES TEACHWORTH
Cadet



LESLIE RIDDLE
Senior Administrative Assistant



ROBYN LOWEN
Administrative Assistant



EMILY NEWMAN
Administrative Assistant





GREEN OAK TOWNSHIP POLICE



OFFICER OF THE YEAR



SERGEANT BRITTANY BESSO



GREEN OAK TOWNSHIP POLICE



AWARDS AND COMMENDATIONS

- May 30, 2024, Assist to Hamburg Township for a suicidal/homicidal subject.
 - **Department Citation**
 - Sergeant Tim Nisenbaum
 - Officer Majida Beattie
- On May 31, 2024, Green Oak Officers responded to 9299 Goble Dr for reports of a "loud boom" later discovered to be a gunshot at the Legacy Center Field House. A subject was walking through the building and was carrying a firearm in their waistband. The subject adjusted their pants and caused the firearm to discharge into their upper right thigh.
 - **Certificate of Commendation**
 - Officer David Vasiloff
 - Officer Andrew Evans
 - Officer Jamie Lyons
 - Officer Majida Beattie
 - Officer Chris Papalexis
 - Sgt. Brittany Besso
- June 28, 2024, Detective Hughes responded to assist the Howell Police Department with a homicide investigation as a member of the Livingston County Major Crimes Task Force.
 - **Certificate of Commendation**
- Giving Tree, Emily Newman, Officer(s) Andrew Evans, Jamie Lyons, Brent Lapum, Danny Frenger.
 - **Community Service**





GREEN OAK TOWNSHIP POLICE



COMMUNITY EVENTS

- Night to Shine held at 242 Church
- Egg-stravaganza at Brighton Christian Church
- Cub Scout tour for South Lyon Pack 36
- March is Reading Month Mystery Readers at Brummer Elementary
- Hawkins Family Fun Night
- Hawkins Field Day
- Hawkins Color Run
- Hawkins Trunk or Treat
- Brummer Color Run
- Brummer Trail of Treats
- Faith & Blue at Brighton Christian Church
- Livingston County Public Safety Trunk or Treat
- Green Oak Village Place Mall Trunk or Treat
- Green Oak Township Touch at Truck hosted at Green Oak Village Place Mall
- School Supply Drive for Brummer and Hawkins Elementary
- Brighton Target Stores sponsored Shop With a Cop
- Livingston County Shop With a Cop
- Ride to School with an Officer for Brummer Elementary
- Ride to School with and Officer for Hawkins Elementary
- Giving Tree



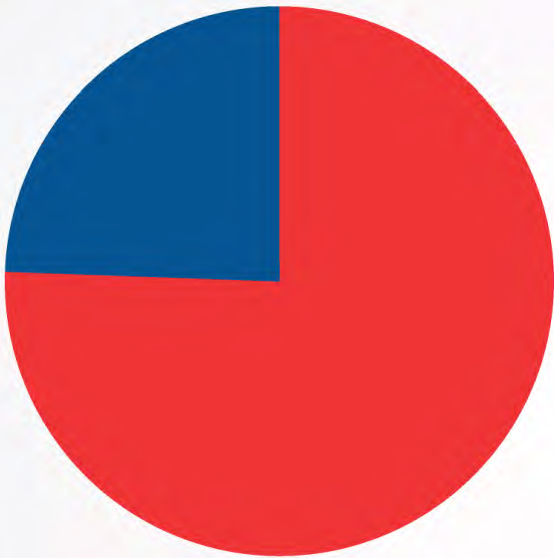
GREEN OAK TOWNSHIP POLICE



STAFFING REPORT

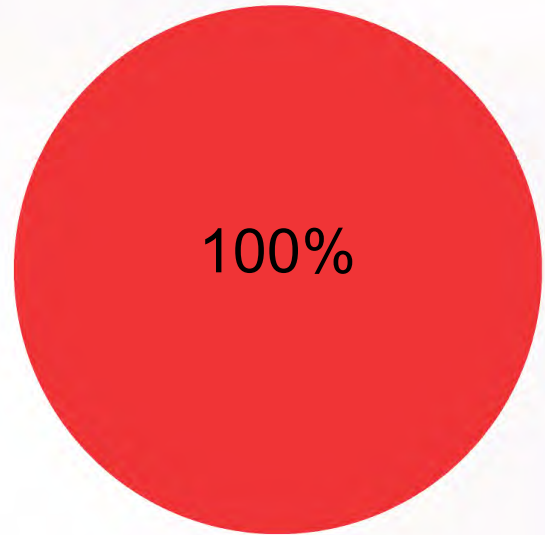
1 or Less Officer Scheduled

● 2 or more ● Only 1



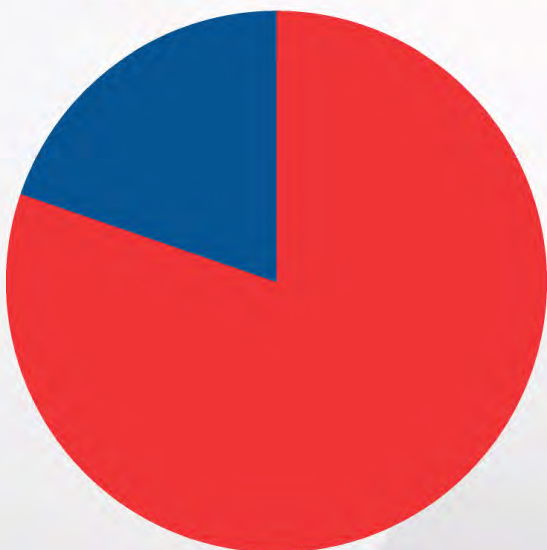
2 Officers working Per Shift

● 2 Officers Min



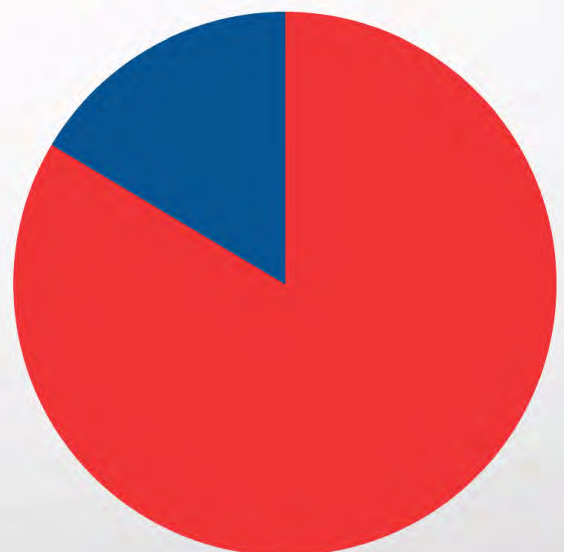
No Supervisor on Duty 2024

● Supervisor ● No Supervisor



No Supervisor on Duty 2023

● Supervisor ● No Supervisor





GREEN OAK TOWNSHIP POLICE



YEAR IN REVIEW

17,363 CALLS FOR SERVICE IN 2024

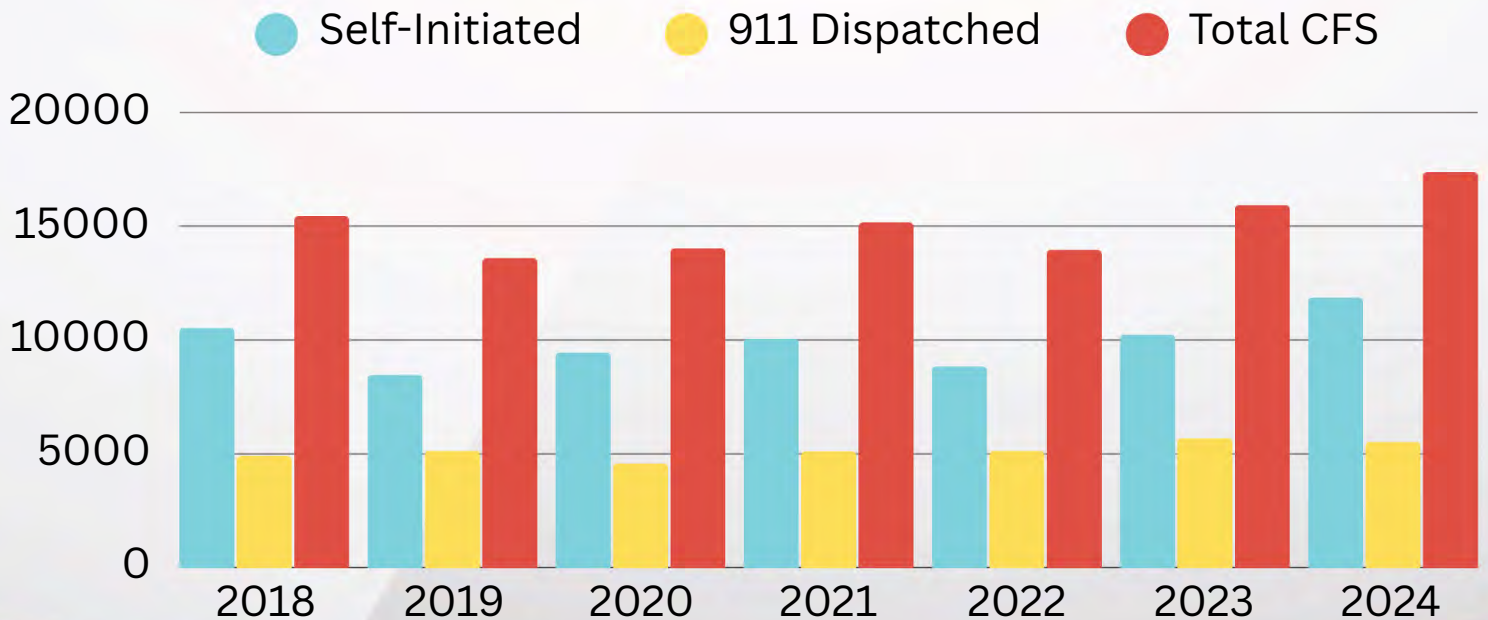
- Officers self-initiated 11,847 events
- 5,516 Dispatched calls for service to 911

AVERAGE TIME ON SCENE

- 21:16 Minutes

TOTAL TIME ON CALLS FOR SERVICE 2024

- 7,058:54 Hours
- 604.94 Hours Per Patrol Officer





GREEN OAK TOWNSHIP POLICE

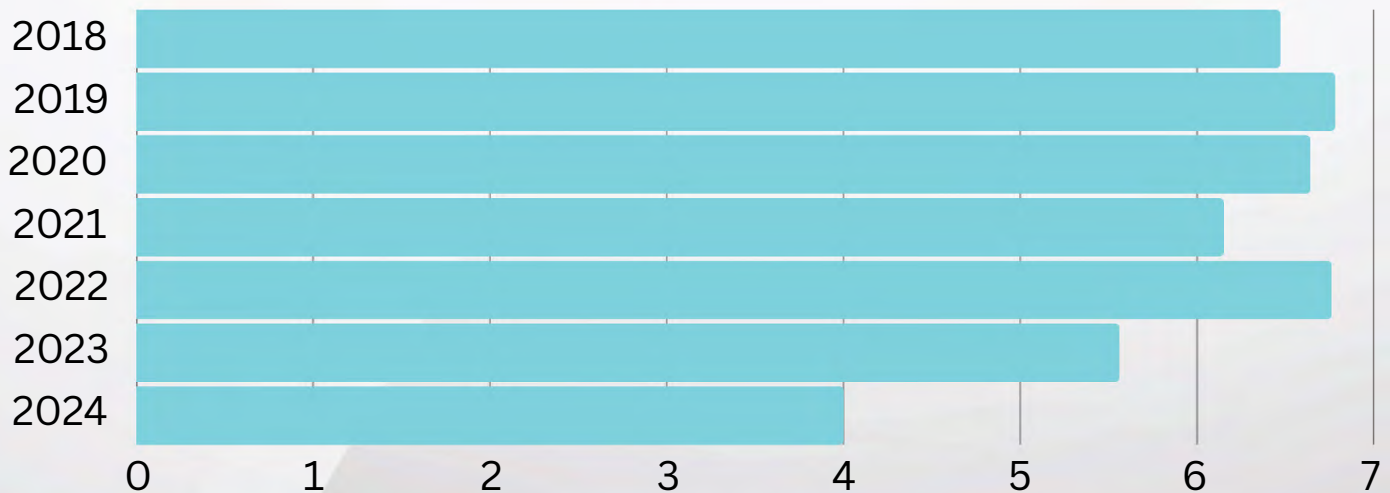


RESPONSE TIMES



Response times are calculated using dispatched calls only. If we were to use self-initiated events the response would be 0.00 since it was self-initiated. Response times are also affected by manpower. As we add more Officers these times will reduce.

● Minutes

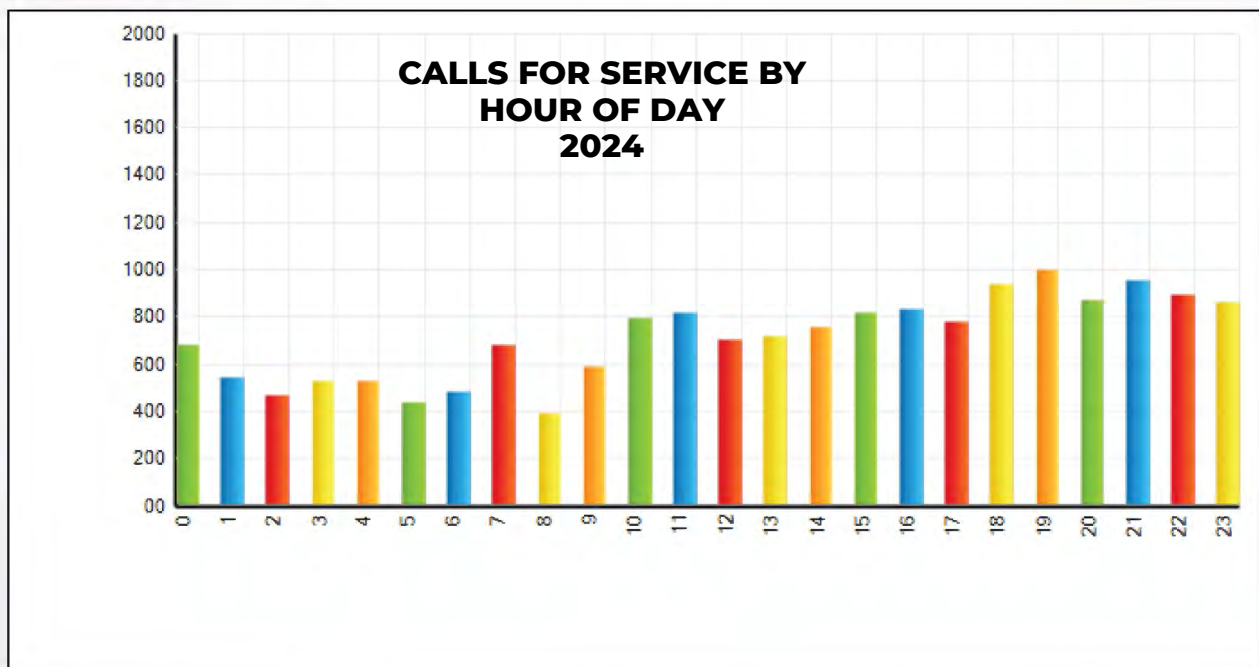
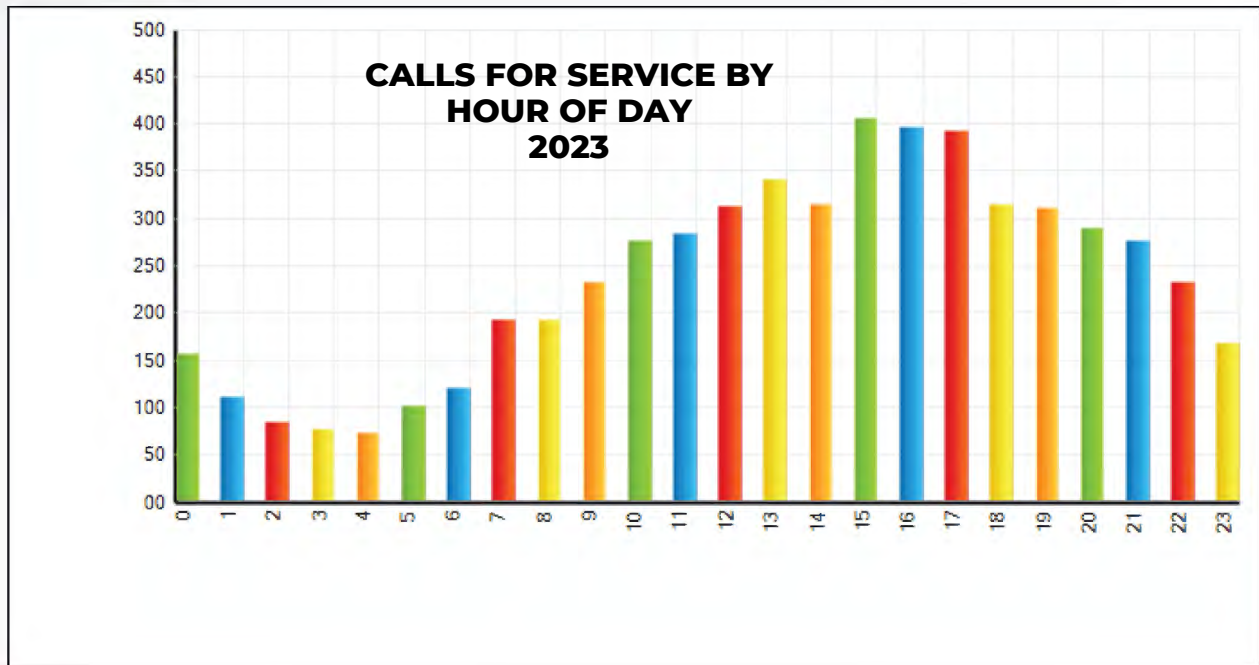




GREEN OAK TOWNSHIP POLICE



CALLS FOR SERVICE



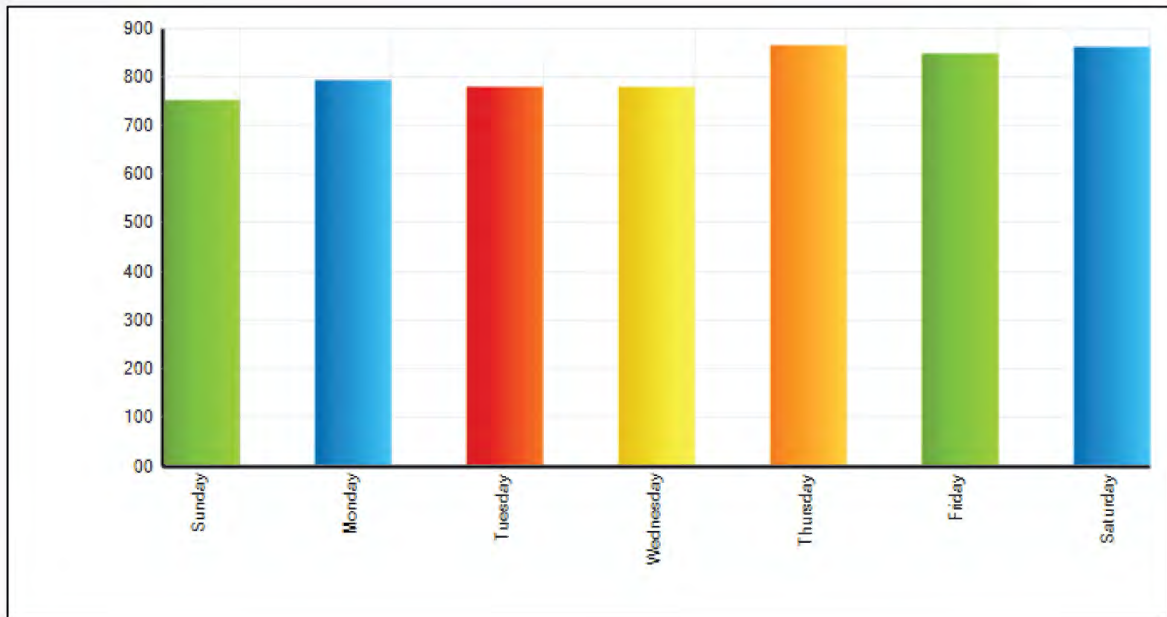


GREEN OAK TOWNSHIP POLICE

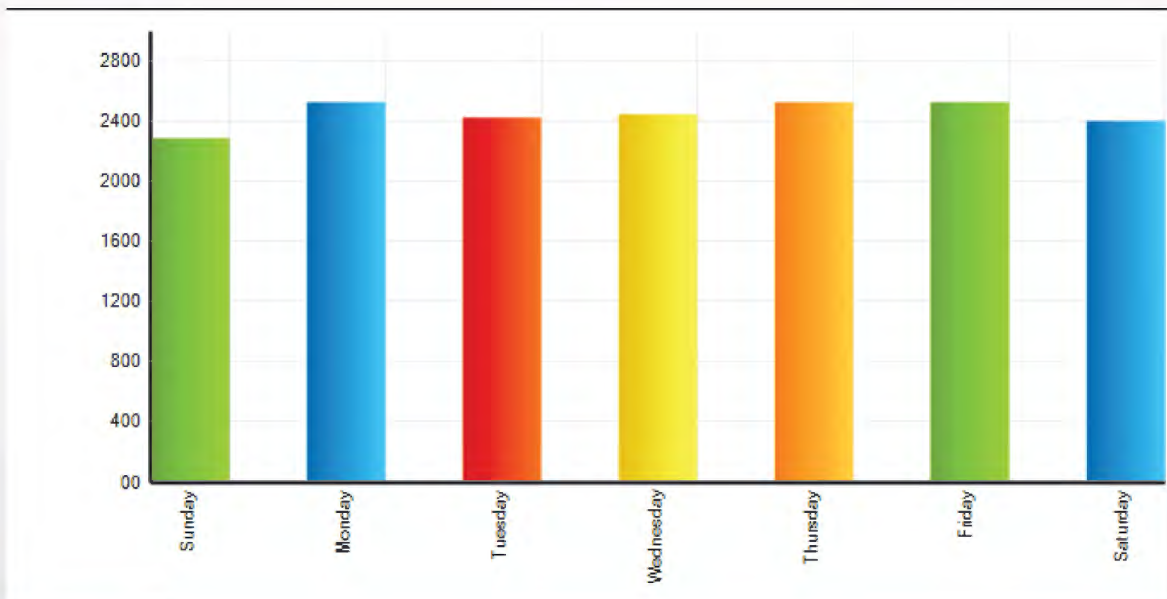


CALLS FOR SERVICE

BY DAY OF WEEK 2023



BY DAY OF WEEK 2024

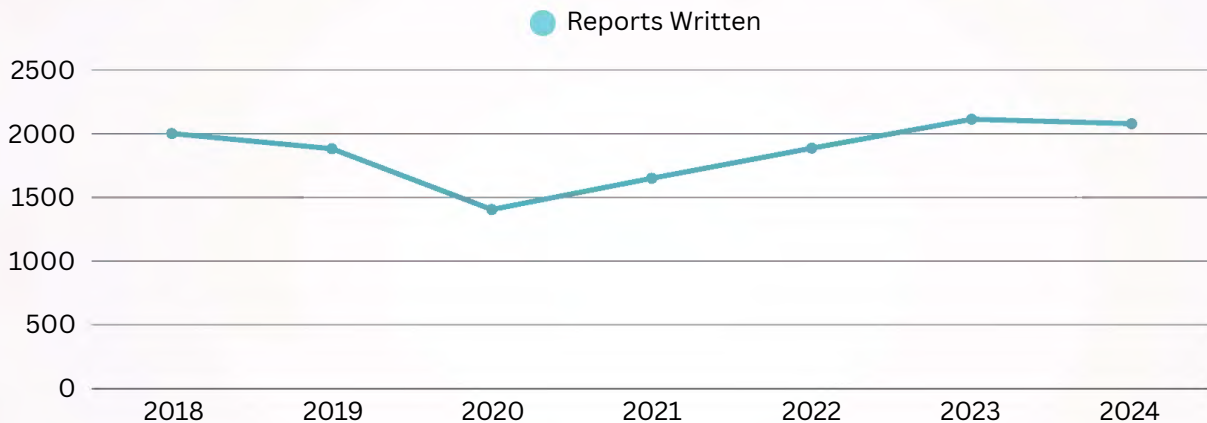




YEAR IN REVIEW

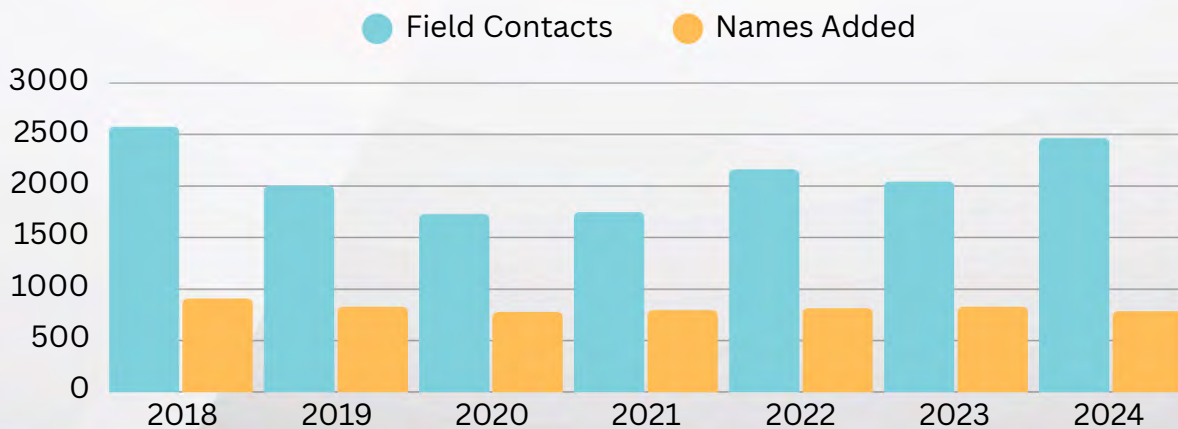
INCIDENT REPORTS WRITTEN

As technology changes the complexity of the investigations, we have seen a steady increase in calls for service that consume more time, keeping Officers from doing routine patrol. The number of reports written does not reflect the investigative hours required to complete the report.



FIELD CONTACTS/NAMES

- Field contacts are any contact with a person that does not end up being a report or citation. Officers log the name of the individual as well as any vehicle information.
- Names added are new names in the records management system.





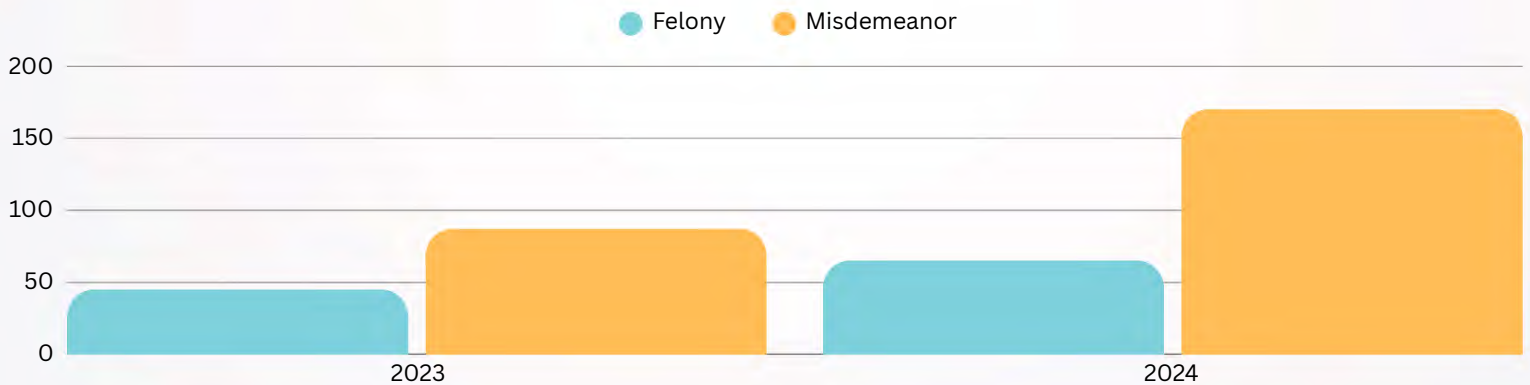
GREEN OAK TOWNSHIP POLICE



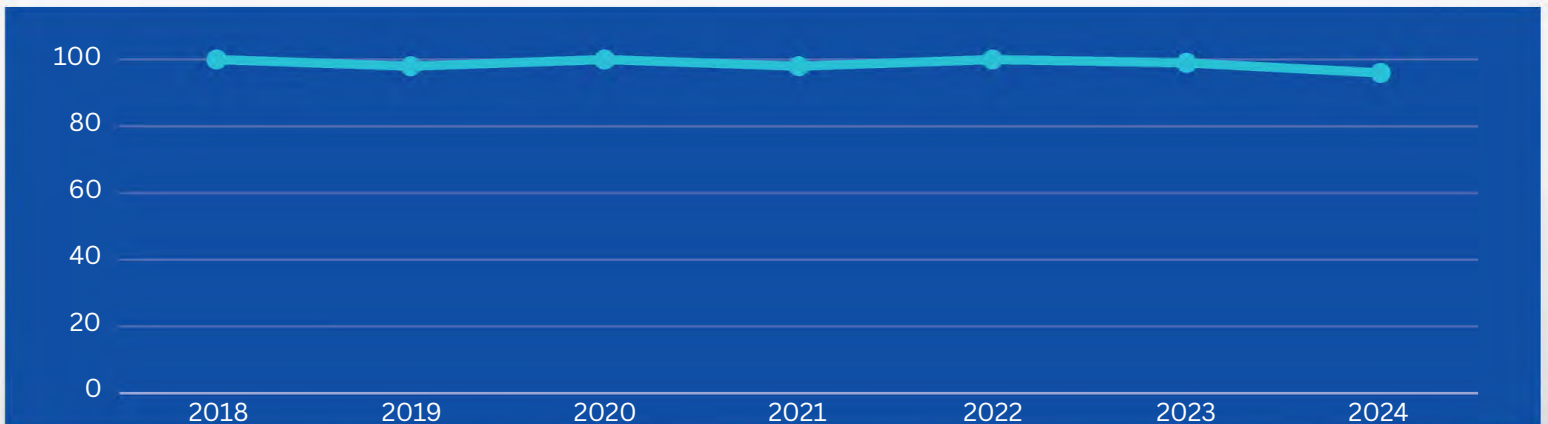
PROSECUTION

- **Felony** - MCL 750.7 an offense for which the offender, on conviction may be punished by death, or by imprisonment in state prison.
- **Misdemeanor** - MCL 750.504 When any act or omission, not a felony, is punishable according to law, by a fine, penalty or forfeiture, and imprisonment, or by such fine, penalty or forfeiture, or imprisonment, in the discretion of the court, such act or omission shall be deemed a misdemeanor.

CASE SENT FOR PROSECUTION



CONVICTION RATE %

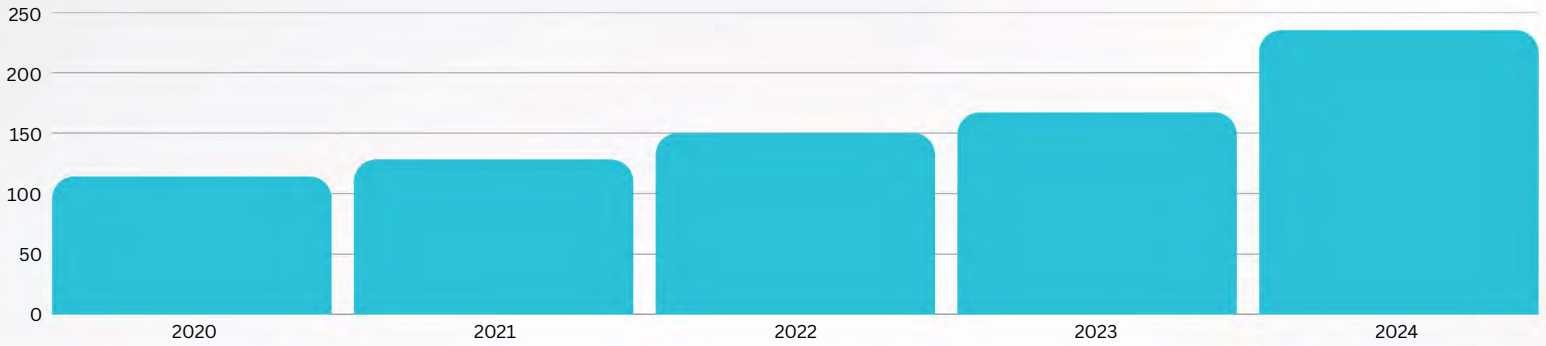




GREEN OAK TOWNSHIP POLICE



ARREST



ARREST & USE OF FORCE

| Year | Arrests | Use of force | | Force | | | |
|----------------|------------|--------------|----------------------|---------------------|----------------------|------------------------|---------------------|
| | | incidents | Injuries to Offender | Arrests:Force RATIO | Incidents PER ARREST | Arrests:Injuries RATIO | Injuries PER ARREST |
| 2018 | 224 | 5 | 0 | 45:1 | 0.022 | 0 | 0.000 |
| 2019 | 183 | 8 | 0 | 23:1 | 0.044 | 0 | 0.000 |
| 2020 | 114 | 4 | 0 | 29:1 | 0.035 | 0 | 0.000 |
| 2021 | 128 | 9 | 0 | 14:1 | 0.070 | 0 | 0.000 |
| 2022 | 150 | 5 | 1 | 30:1 | 0.033 | 150:1 | 0.007 |
| 2023 | 167 | 13 | 0 | 13:1 | 0.078 | 0 | 0.000 |
| 2024 | 235 | 9 | 0 | 26:1 | 0.038 | 0 | 0.000 |
| Average | 172 | 8 | 0.1 | 23:1 | 0.044 | 1201:1 | 0.001 |

Green Oak Township Police Department Arrests Per 1000 Residents

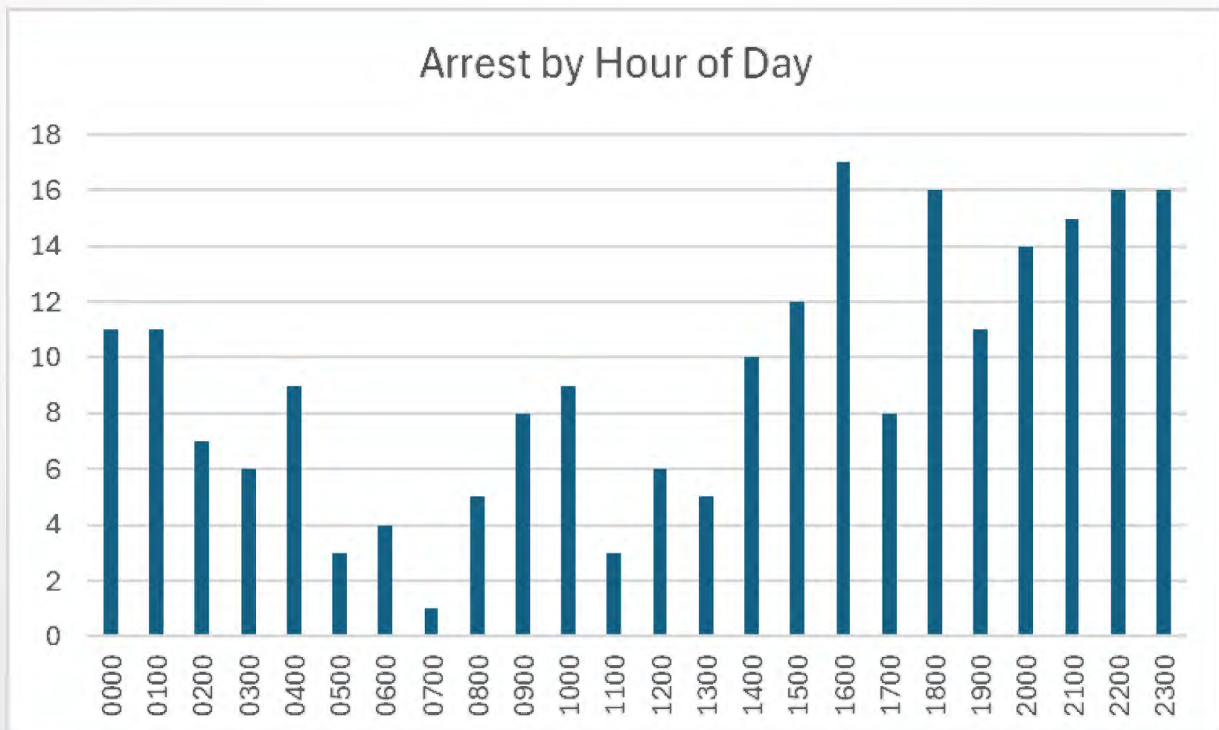
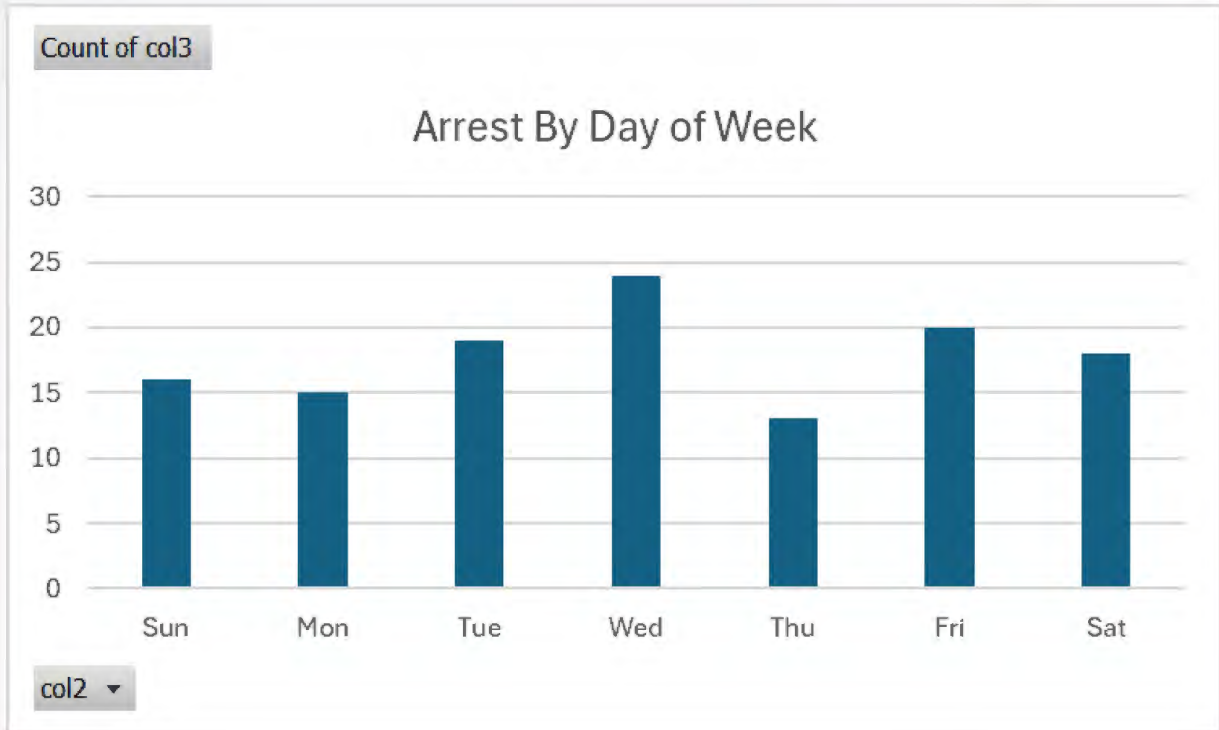
| Year | Population | Felony Arrests | | Misd Arrests | | Juv Arrests | Juv Arrests Per 1000 Residents | OWI Arrests | OWI Arrests Per 1000 Residents |
|------|------------|----------------|---------------------------|--------------|-------------------------|-------------|--------------------------------|-------------|--------------------------------|
| | | Felony Arrests | Felony Per 1000 Residents | Misd Arrests | Misd Per 1000 Residents | | | | |
| 2018 | 18928 | 70 | 3.7 | 177 | 9.4 | 6 | 0.3 | 62 | 3.3 |
| 2019 | 18988 | 53 | 2.8 | 148 | 7.8 | 2 | 0.1 | 52 | 2.7 |
| 2020 | 19536 | 35 | 1.8 | 88 | 4.5 | 1 | 0.1 | 41 | 2.1 |
| 2021 | 19673 | 35 | 1.8 | 112 | 5.7 | 1 | 0.1 | 51 | 2.6 |
| 2022 | 19920 | 36 | 1.8 | 124 | 6.2 | 0 | 0.0 | 53 | 2.7 |
| 2023 | 20169 | 45 | 2.2 | 87 | 4.3 | 0 | 0.0 | 26 | 1.3 |
| 2024 | 20260 | 65 | 3.2 | 170 | 8.4 | 6 | 0.3 | 23 | 1.1 |



GREEN OAK TOWNSHIP POLICE



ARREST





GREEN OAK TOWNSHIP POLICE



CRIME DATA

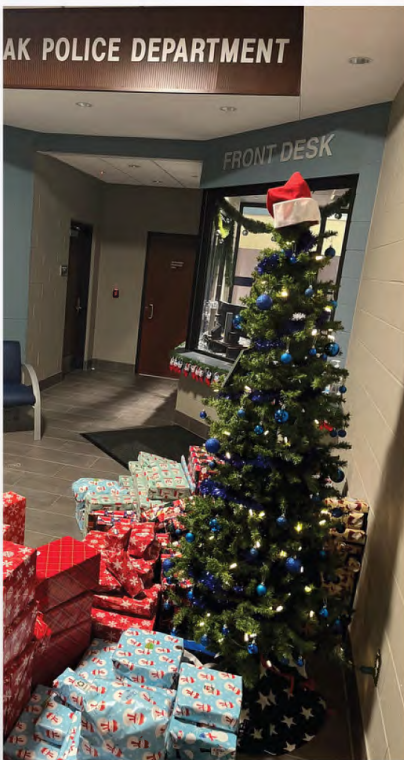
| Criminal Offense | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|------|------|------|------|------|------|------|
| Homicide | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Kidnapping/Abduction | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| Sexual Assault | 16 | 7 | 7 | 4 | 5 | 8 | 4 |
| Robbery | 1 | 2 | 0 | 0 | 0 | 1 | 0 |
| Assault - -Including (Domestic Stalking) | 63 | 67 | 59 | 71 | 62 | 92 | 85 |
| Arson | 0 | 0 | 1 | 0 | 1 | 3 | 1 |
| Extortion | 0 | 0 | 1 | 1 | 0 | 4 | 0 |
| Burglary | 25 | 14 | 19 | 10 | 7 | 19 | 9 |
| Larceny | 54 | 58 | 55 | 55 | 48 | 55 | 47 |
| Vehicle Theft | 7 | 12 | 6 | 7 | 9 | 8 | 3 |
| Fraud, Forgery, U&P | 78 | 70 | 69 | 75 | 66 | 90 | 77 |
| Embezzlement | 3 | 4 | 0 | 1 | 2 | 6 | 3 |
| Stolen Property | 1 | 0 | 0 | 1 | 0 | 1 | 1 |
| Destruction of Property | 46 | 26 | 25 | 26 | 32 | 28 | 38 |
| Retail Fraud | 56 | 46 | 21 | 13 | 20 | 24 | 27 |
| Drug Offenses | 27 | 4 | 2 | 9 | 6 | 2 | 3 |
| Other Criminal Offenses | 224 | 139 | 135 | 159 | 170 | 164 | 145 |
| Non-Criminal | 1474 | 1464 | 1047 | 1288 | 1524 | 1683 | 1702 |



GREEN OAK TOWNSHIP POLICE



YEAR IN REVIEW



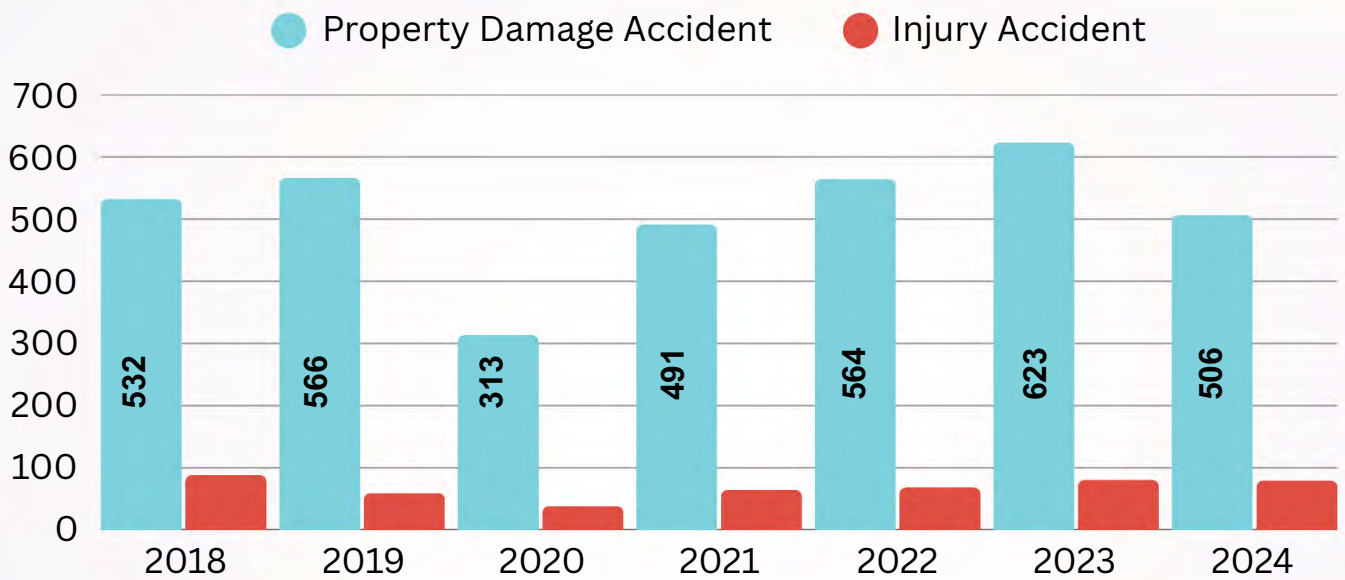


GREEN OAK TOWNSHIP POLICE



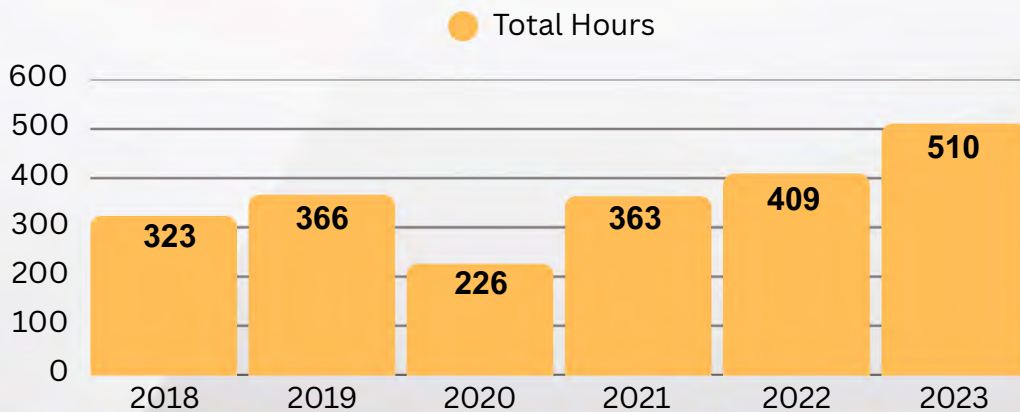
TRAFFIC ACCIDENTS

Green Oak Township, overall, has seen a steady increase in traffic over the past several years. With this, there has been a significant jump in accidents due to the increase in traffic and road construction.



TIME POLICING ACCIDENTS

The Construction along US 23 has led not only to an increase in the amount of crashes the Police Department handles, it has increased the total hours to police those accidents by 101 hours in 2023.



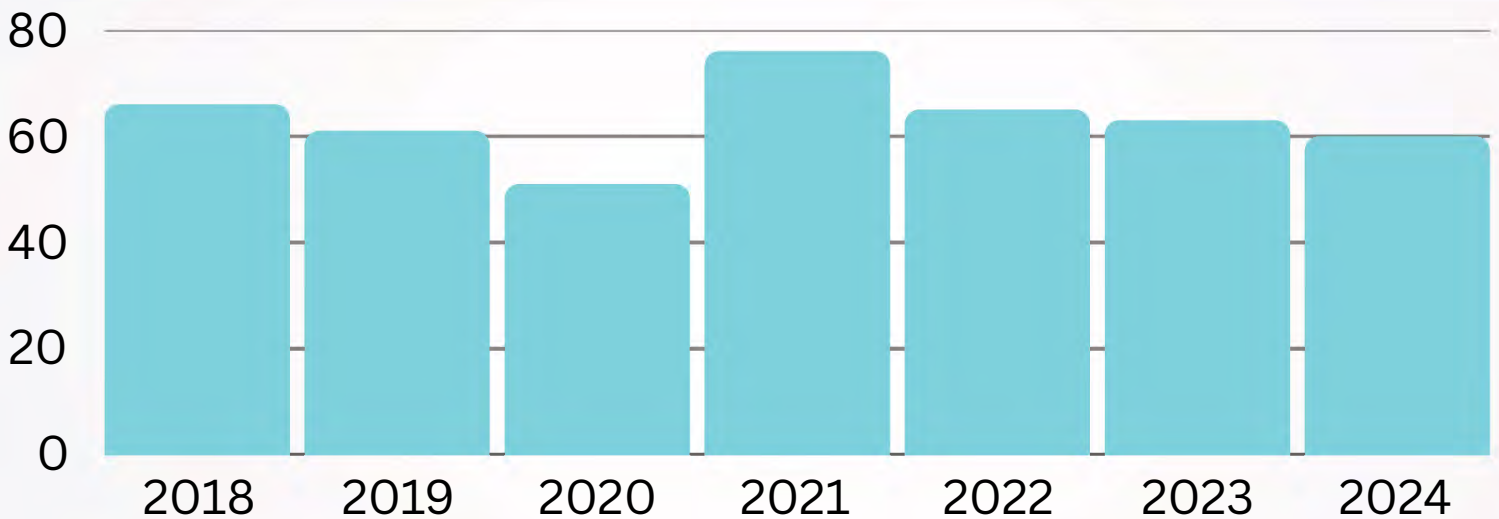


GREEN OAK TOWNSHIP POLICE

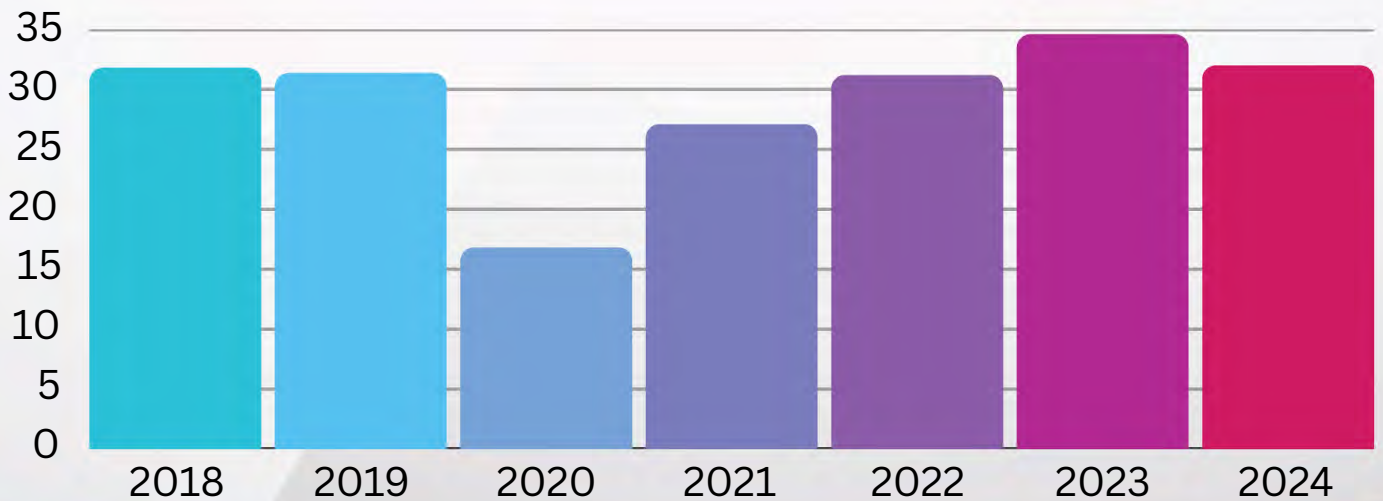


PRIVATE PROPERTY ACCIDENTS

Private property accidents are non-injury accidents that occur on private property. The most common is when one car backs into another at in a business parking lot. Officers spent, on average, 28 minutes policing private property accidents and a total of 81 hours in 2024.



ACCIDENTS PER 1000 RESIDENTS





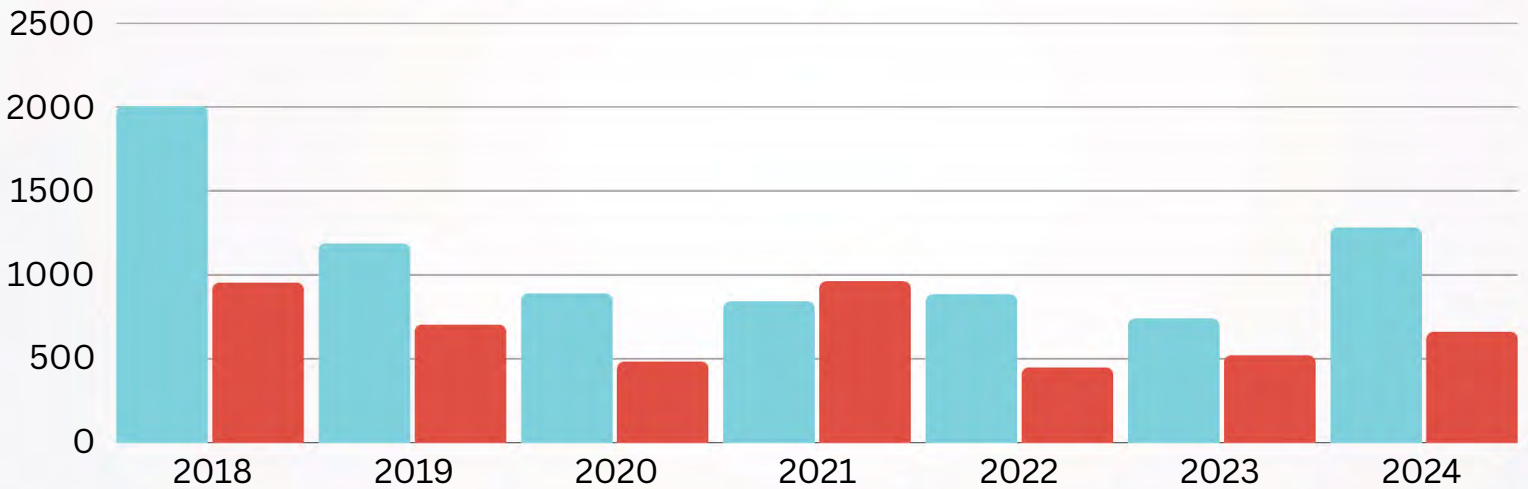
GREEN OAK TOWNSHIP POLICE



TRAFFIC STOPS/CITATIONS



● Traffic Stops ● Traffic Citations



Average Ticket Written Cost Green Oak Township is \$12.78 which is up from the 2023 cost of \$7.78

REVENUE / EXPENSE ANALYSIS - TRAFFIC TICKETS 2024 Green Oak Township Police Department

| ISSUANCE OF TICKETS | | | | COURT EXPENSES | | | | | | | |
|---------------------|------------------------------------|-------------------------------------|---|---------------------|-------------------------------|----------------|--------------------------------|-------------------------------|----------------|--------------------|--------------------------------------|
| Total Tickets | Estimated Regular Hours Per Ticket | Regular Hours Wage/Benefit Per Hour | Expense for Issuance & Processing of Ticket | Court On-Duty Hours | Regular Wage/Benefit Per Hour | Court OT Hours | Overtime Wage/Benefit Per Hour | Expense for Court Appearances | Total Expenses | Revenue From Court | Revenue or Expense Per Ticket Issued |
| 660 | 0.25 | \$56.97 | \$9,400.05 | 41.3 | \$56.97 | 139 | \$85.46 | \$14,233.38 | \$23,633.43 | \$15,523.92 | -\$12.29 |



YEAR IN REVIEW



RADAR TRAILER

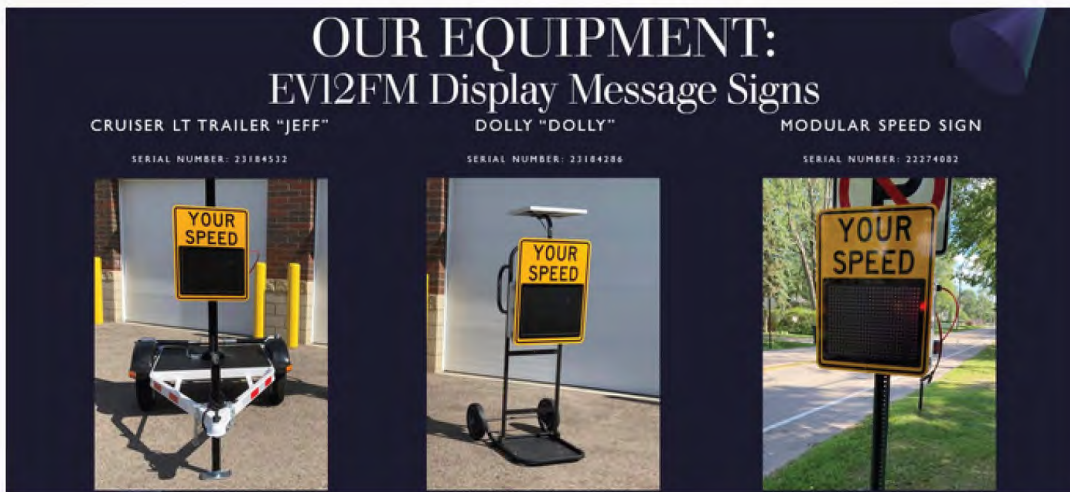


GREEN OAK TOWNSHIP POLICE



TRAFFIC LOGIX RADAR SIGNS

The department has three TrafficLogix Speed Signs, which can be deployed on a trailer, a dolly, or mounted directly to a post. In 2024, all three signs were deployed simultaneously.



There are various display settings which can change speed readings, color, messages, and strobing. The signs can be adjusted to display “TOO FAST” rather than a target speed when vehicles travel a set speed over the posted limit to prevent motorists from trying to achieve a “high score.”





GREEN OAK TOWNSHIP POLICE



TRAFFIC LOGIX RADAR SIGNS

With the data compiled by each sign, reports can be generated for department analysis or shared with the public to inform them of traffic patterns and speed issues in specific areas. Reception thus far has been very positive when data was shared with residents who requested signs in their neighborhoods.

Fieldcrest Speed Report

Location: Fieldcrest Dr/Bishop Rd NB
 Address: Fieldcrest Dr/Bishop Rd NB
 Speed Limit: From schedule 55 mph

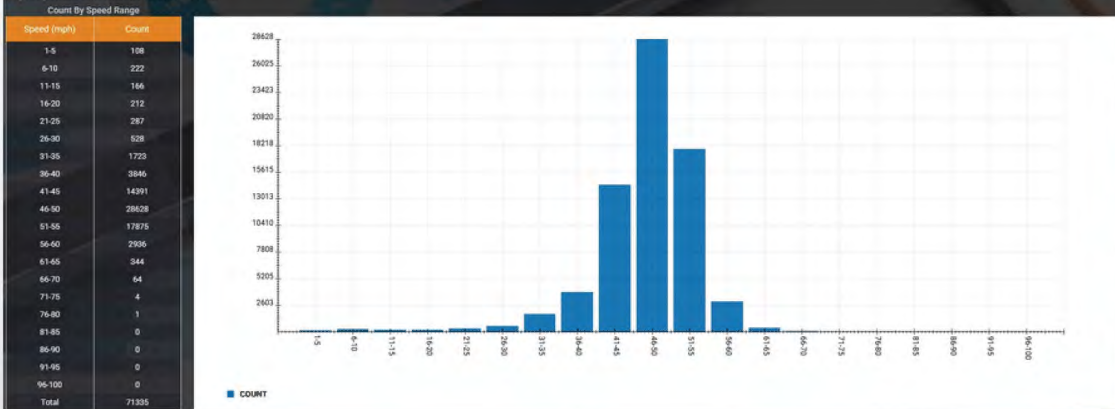
Report Period: 2024-09-01 to 2024-09-30
 Total Vehicle Count: 17613

| Date/Time | Total Vehicle | Posted Speed (mph) | # of Speed Violations | # of Vehicles Respecting Limit | Average Speed (mph) | Max Speed (mph) | 50% Speed (mph) | 85% Speed (mph) |
|------------|---------------|--------------------|-----------------------|--------------------------------|---------------------|-----------------|-----------------|-----------------|
| 2024-09-01 | 359 | H 55 | 8 | 351 | 47 | 59 | 47 | 52 |
| 2024-09-02 | 301 | H 55 | 15 | 286 | H 48 | 66 | H 48 | 52 |
| 2024-09-03 | 464 | H 55 | 24 | 440 | 47 | 62 | H 48 | H 53 |
| 2024-09-04 | 560 | H 55 | 20 | 540 | 47 | 59 | H 48 | H 53 |
| 2024-09-05 | 576 | H 55 | 23 | 553 | 47 | 58 | H 48 | H 53 |
| 2024-09-06 | 615 | H 55 | 19 | 596 | 47 | 62 | H 48 | H 53 |
| 2024-09-07 | H 947 | H 55 | 22 | H 925 | 47 | 58 | H 48 | 52 |
| 2024-09-08 | 666 | H 55 | 24 | 642 | H 48 | 62 | H 48 | 52 |
| 2024-09-09 | 784 | H 55 | 33 | 751 | 47 | 61 | H 48 | H 53 |
| 2024-09-10 | 732 | H 55 | 22 | 710 | 46 | 60 | 47 | 52 |
| 2024-09-11 | 689 | H 55 | 26 | 663 | 47 | 61 | H 48 | 52 |
| 2024-09-12 | 815 | H 55 | 24 | 791 | 47 | 62 | H 48 | 52 |
| 2024-09-13 | 855 | H 55 | 26 | 829 | 47 | 62 | H 48 | 52 |
| 2024-09-14 | 786 | H 55 | 23 | 763 | H 48 | 67 | H 48 | 52 |
| 2024-09-16 | 271 | H 55 | 8 | 263 | 47 | 60 | H 48 | 52 |
| 2024-09-16 | 431 | H 55 | 19 | 412 | H 48 | 65 | H 48 | 52 |
| 2024-09-17 | 522 | H 55 | 21 | 501 | 47 | 66 | H 48 | 52 |
| 2024-09-18 | 544 | H 55 | 22 | 522 | 47 | 60 | H 48 | H 53 |
| 2024-09-19 | 677 | H 55 | 21 | 656 | 46 | 62 | 47 | 52 |
| 2024-09-20 | 691 | H 55 | 28 | 663 | 47 | 65 | H 48 | 52 |
| 2024-09-21 | 337 | H 55 | 9 | 328 | 46 | 59 | 47 | 52 |
| 2024-09-22 | 321 | H 55 | 17 | 304 | H 48 | 62 | H 48 | H 53 |
| 2024-09-23 | 581 | H 55 | 25 | 556 | 47 | 68 | H 48 | 52 |
| 2024-09-24 | 622 | H 55 | 31 | 591 | H 48 | H 69 | H 48 | H 53 |
| 2024-09-25 | 490 | H 55 | 25 | 465 | H 48 | 65 | H 48 | H 53 |
| 2024-09-26 | 815 | H 55 | H 34 | 781 | 46 | 65 | H 48 | H 53 |
| 2024-09-27 | 790 | H 55 | 23 | 767 | 47 | 65 | 47 | 52 |
| 2024-09-28 | 526 | H 55 | 14 | 512 | 47 | 62 | 47 | 52 |

Count by Speed Range Report

Report period: 2024-01-01 to 2024-11-02

Location: Fieldcrest Dr/Bishop Rd NB
 Address: Fieldcrest Dr/Bishop Rd NB





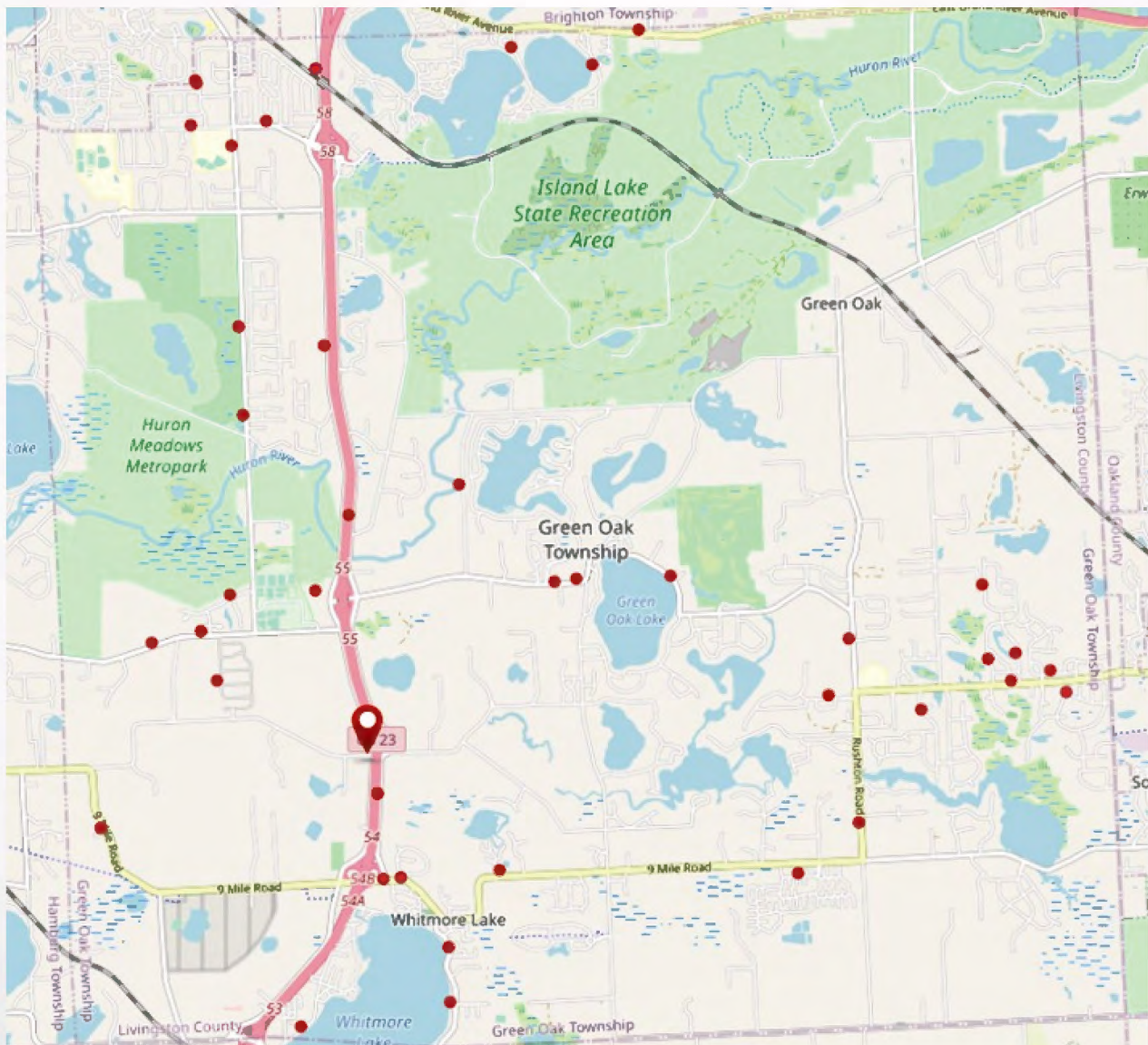
GREEN OAK TOWNSHIP POLICE



TRAFFIC LOGIX RADAR SIGNS

RADAR SIGN DEPLOYMENTS

There are currently 42 assigned locations, and more are added as the signs are deployed to new areas.





GREEN OAK TOWNSHIP POLICE



DETECTIVE BUREAU





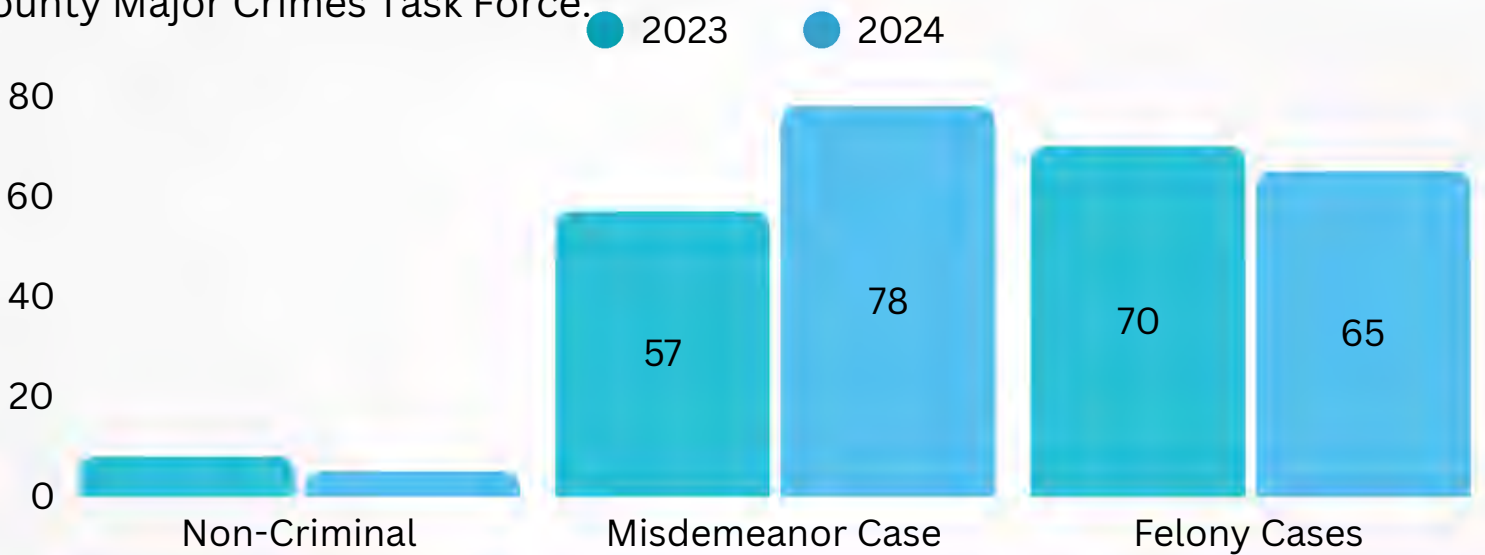
GREEN OAK TOWNSHIP POLICE



DETECTIVE BUREAU



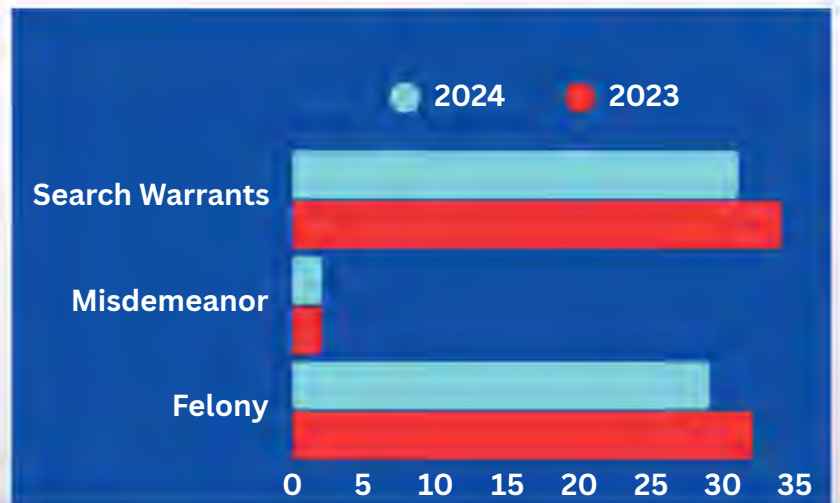
The Detective Bureau handled approximately 148 investigations in 2024. In addition to investigating crimes originating in Green Oak, Detective Hughes assisted in two separate Homicide Investigations as part of the Livingston County Major Crimes Task Force.



The Green Oak Township Detective Bureau handles a variety of complaints from non-criminal Death Investigations to serious Felony complaints.

FOLLOW UP INVESTIGATIONS

Many of the investigations assigned to the Detective Bureau require Search Warrants for things such as bank records, phone records and social media account information. This information is used as evidence in proving a criminal case for prosecution.





GREEN OAK TOWNSHIP POLICE



TRAINING



INVESTIGATION



K-9



COMMUNITY



AMBULANCE



CPR



ETHICS



EMERGENCY



TRAINING SYSTEM



CHASING A THIEF



POLICE PATROL



RIOT POLICE OFFICER



HIGH SPEED TRAFFIC VIOLATION



TERRORIST



SPECIAL POLICE FORCE



ARREST



POLICE SHOOTOUT



CRIME SCENE INVESTIGATION



GREEN OAK TOWNSHIP POLICE



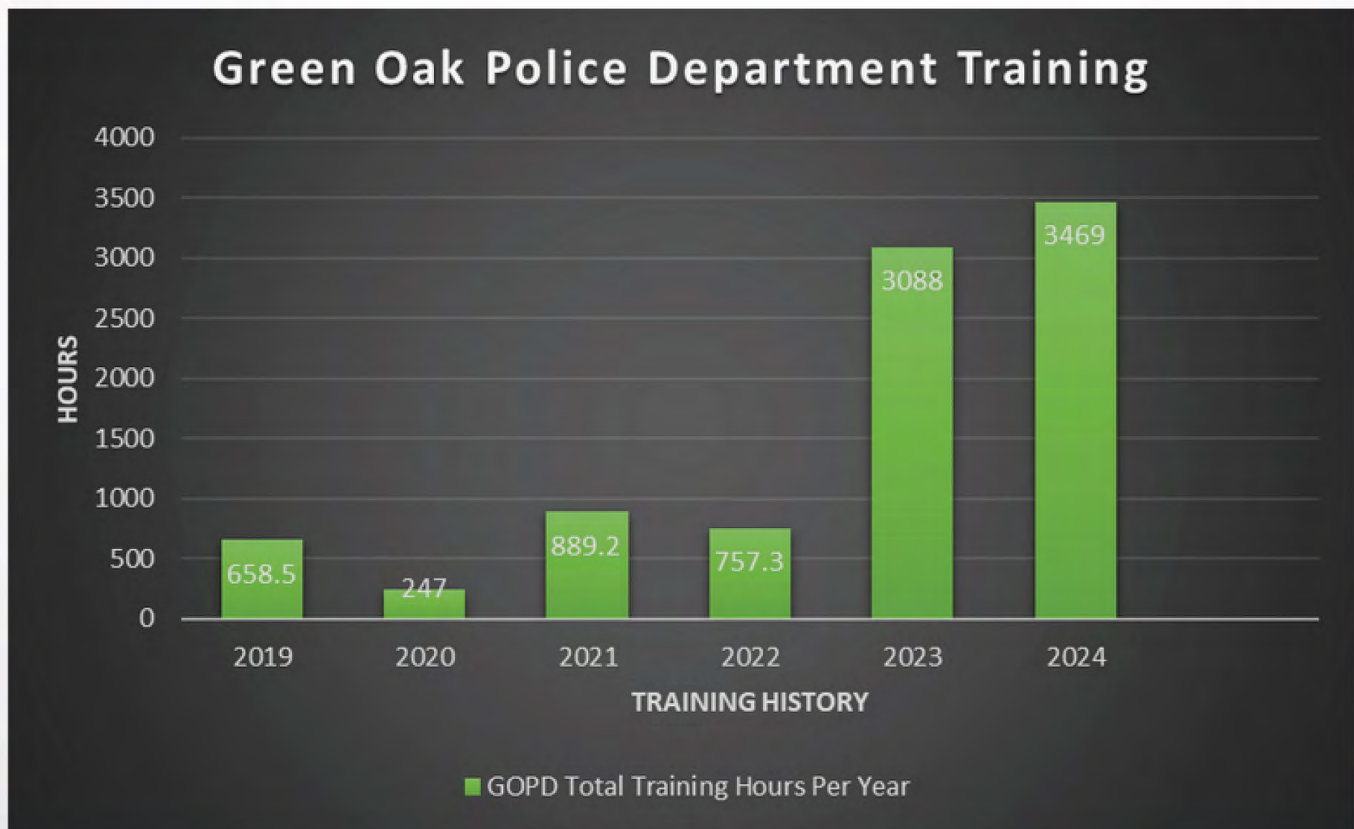
TRAINING CONT.

HOSTED TRAINING

The Green Oak Twp Police Department has a training room that can accommodate approximately 45-50 people which is utilized as an in-service as well as host location for police training services. The training room can transition from a classroom setting to a subject control mat room.

During 2024, the Green Oak Twp Police Department hosted 31 training courses at our Police Department (excluding multi-jurisdictional subject control training).

TOTAL TRAINING HOURS





GREEN OAK TOWNSHIP POLICE



MADATORY TRAINING

The Green Oak Twp Police Department is required to complete Michigan Commission of Law Enforcement Standards (MCOLES) mandatory training and along with training required from the units within Livingston County. The Green Oak Twp Police Department is trained in the following core disciplines:

Firearms, Shield, Taser, OC/CS Spray, Subject Control, Active Assailant, and TCCC/ CPR/ First AID.

MCOLES Firearms Qualifications:

The MCOLES has 8 pillars to the standard and requires 1 range qualification annually. The Green Oak Police Department currently conducts a minimum of 3-5 range days, annually that exceed to what is required by MCOLES firearm training/qualifications.

Officers are required to complete and pass the MCOLES qualification for off duty/ secondary weapons. Officers may qualify up to 3 off duty weapons.

The Green Oak Twp Police Department currently has 3 Officers trained as Firearms Instructor. These Officers also instruct/train the department on TASER, Less Lethal, and OC/CS spray.

CPE REQUIREMENTS:

MCOLES released CPE (Continuing Professional Education) pilot program in June of 2024, requiring each licensed officer to attend and complete additional training outlined and mandated by MCOLES. These training topics are influenced by societal needs and changes to legislation.



GREEN OAK TOWNSHIP POLICE



YEAR IN REVIEW

ADDITIONAL MANDATORY DEPARTMENT TRAINING:

Defensive Tactics/Subject Control:

The Green Oak Twp Police Department currently has the Chief, 1 Sergeant, and 1 Officer trained as Defensive Tactics Instructors. The department currently mandates a minimum of 16 hours of Defensive Tactics (Subject Control), annually.

The Green Oak Twp Police Department is used as a multi-agency training site for Effective Fitness Combative (EFC).

POLICY REQUIRED TRAINING:

Annual Training:

- General Policy Review
- Racial Bias- Based Profiling
- Discriminatory Harassment
- Naloxone
- Respiratory Protection Program
- Hazardous Material
- Vehicle Pursuits
- Firearms Qualifications
- Taser
- Subject Control
- Response to Mentally ill and Persons in Crisis
- Security Awareness

Biennial Training:

- Emergency Vehicle Operations - safe driving tactics
- LEIN
- CPR/BLS/AED
- Intoxilyzer 9000

Triannual Training:

- Ethics

Periodic Training:

- Hearing Impaired Disable Communications
- Body Worn Cameras



GREEN OAK TOWNSHIP POLICE



SUPERVISOR TRAINING

During the year of 2024 our Sergeants attended the following leadership/supervisory level courses:

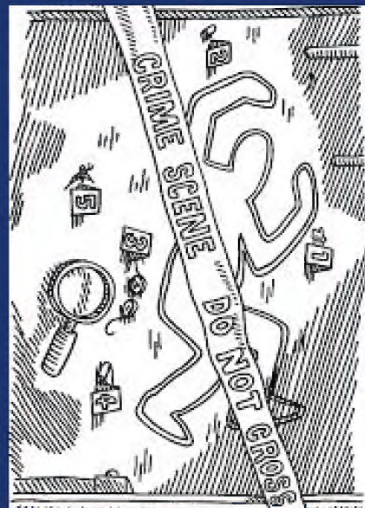
Police School of Staff and Command (MSU)
Police Executives and New Chief's School
IMT L0960 Division/Group Supervisor
Accreditation Manager Training
FOIA Training
ICS300
MICIMS



GREEN OAK TOWNSHIP POLICE



SPECIAL TEAMS





GREEN OAK TOWNSHIP POLICE



SPECIAL TEAMS

The Green Oak Township Police Department participates in the following specialized units:

Livingston Regional SWAT

In 2024 we added one (1) Officer to SWAT. The Green Oak Twp Police Department currently has four (4) department members assigned to LRS team. The SWAT team trains once a month varying from 10 to 12-hour training days each month. The team also attends and/or instructs the following:

- Michigan Tactical Officer Association (MTOA) conference
- Ohio Tactical Officers Association (OTOA) conference
- Camp Grayling
- Schools, Educators, Police, Liaison Association (SEPLA).
- County-wide Active Shooter Training
- Patrol Tactics



Crisis Negotiation

The Green Oak Twp Police Department currently has 2 Sergeants trained and assigned to the regional CNT (Crisis Negotiation Team). They have been formally trained by the FBI academy and specialize in crisis communications with suicidal subjects, persons in crisis, as well as suspects/offenders in conjunction with SWAT.





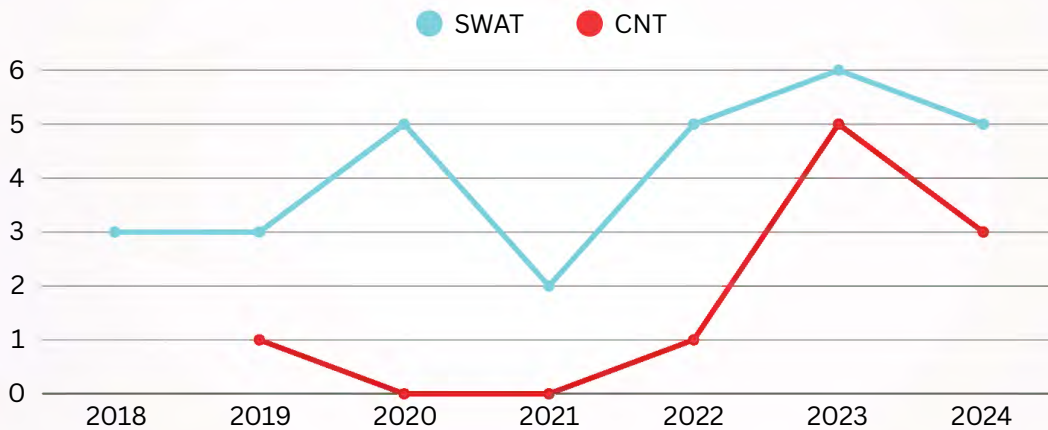
GREEN OAK TOWNSHIP POLICE



SWAT/CRISIS NEGOTIATOR

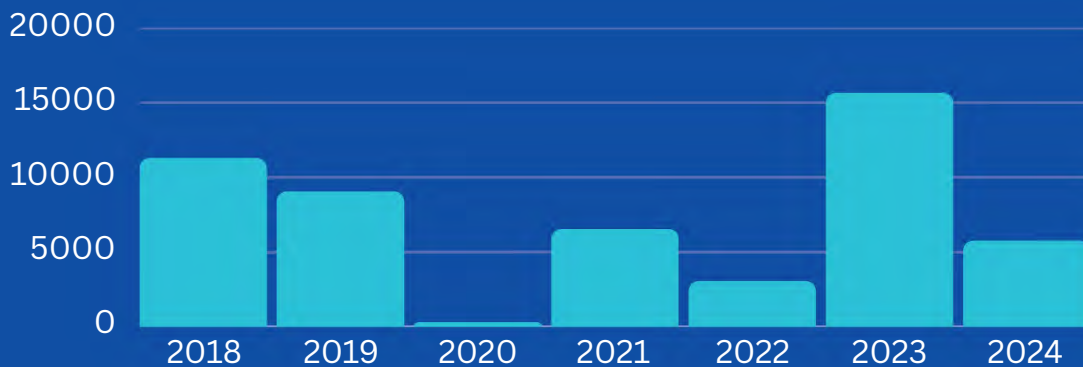
Officers assigned to the Special Weapons and Tactics (SWAT) team and the Crisis Negotiator Team (CNT) are called out on an as needed basis, however; train every month. Any department in the county can call out either team for assistance.

CALLOUTS PER YEAR



The SWAT/CNT/Drone budget consist of training and equipment needs based on national standards. 2020 was COVID-19 year.

SPECIAL TEAMS BUDGET





GREEN OAK TOWNSHIP POLICE



SPECIAL TEAMS

Livingston County Major Crash Team (AI)

In 2024 Green Oak Twp Police Department dismantled the Accident Investigation Team. All reconstructions on fatal crashes are led by the Livingston County Sheriff's Office. The AI team conducts on-scene and post incident investigations into serious injury and fatal crashes within Livingston County.



Crime Scene Response

In 2024 the Green Oak Twp Police Department added two (2) new Officers to the Evidence Tech Team. The Evidence Tech Team currently has 2 Officers, 1 Detective, and 1 Sergeant with the training and experience to process crime scenes. These department members photograph, preserve/ handle, collect, and process evidence on crime scenes.



Drone

The Green Oak Twp Police Department added (2) additional Officers and (1) Sergeant to supervise the Drone Team in 2024. Currently, there are 5 Officers and 1 Sergeant assigned to our Drone Team. These Officers have obtained their Part 107 remote pilot certificates. The team is actively utilized to respond to search and rescue missions, ariel photography for accident investigations, and all other ariel needs.



GREEN OAK AERIAL TEAM (G.O.A.T)

Police Drones

Whether you're searching for a fleeing suspect, providing overwatch, or mapping an accident scene, drones are a vital tool for law enforcement.

Firefighting Drones

Because of the vantage point drones provide, fire departments are able to easily evaluate incidents and immediately respond with critical decisions related to fire attack or extraction, while also monitoring units on the ground.

Search & Rescue Drones

Search and Rescue drones allow you to quickly assess the situation, engage subjects and deploy the right resources where they're needed most, saving time and lives.

In 2023 the Green Oak Township Police Department added a DJI Matrice 30T to the fleet.



- Visual + thermal imagery
- 48 MP 1/2" CMOS sensor
- 8K photo resolution (visual camera)
- 4K video resolution @ 30 frames per sec
- 5-16x optical zoom (visual camera)
- 200x maximum hybrid zoom (visual camera)
- 640x512 thermal resolution
- 30 Hz thermal refresh rate



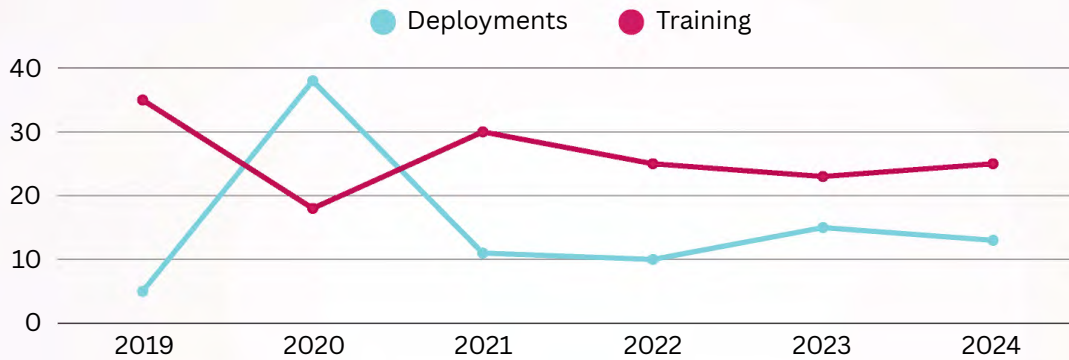
GREEN OAK TOWNSHIP POLICE



GREEN OAK AERIAL TEAM (G.O.A.T)

GREEN OAK AERIAL TEAM (G.O.A.T)

DEPLOYMENTS/TRAINING



OFFICERS ASSIGNED TO G.O.A.T.

- Sergeant Alicia Montes, Team Supervisor
- Officer Brandon Beach
- Officer David Vasiloff
- Officer Andrew Evans
- Pilots in Training
 - Officers Majida Beattie
 - Officer Brent Lapum



GREEN OAK TOWNSHIP POLICE



EQUIPMENT

The Police Department purchased several important pieces of equipment in 2024 which allow us to better serve the community. Some of these items include the Sage 40mm, DJI Avata, and rifle plates for all officers.

The Sage 40mm is a less lethal option Officers take with them on patrol.

The DJI Avata is a drone that can be used in small places like inside a home for example. Front and rear rifle plates have now been issued to all officers on patrol.





GREEN OAK TOWNSHIP POLICE



RESIDENTIAL VACATION CHECKS

In an effort to offer the best services to our residents, the Green Oak Township Police Department will conduct a residential security check on a residence while the homeowners are away. Residents fill out a form that is provided on department website and that information is entered into our Records Management System for the Officers to see while on shift.



Officers conducted 28 different residential security checks in 2024 that were requested by the residents. These checks ranged from a few days long to several months. Officers complete a minimum of one check weekly.

To request vacation checks on your residence, please visit:
<http://www.greenoakpolice.com/forms/Property%20Inspection%20Form%20for%20the%20Public.pdf>



YEAR IN REVIEW

LIQUOR LICENSED ESTABLISHMENT INSPECTIONS

Green Oak Township, for the calendar year 2024, had twenty-three (23) businesses that are licensed through the Michigan Liquor Control Commission (MLCC) and approved by the Township to sell liquor and/or beer and wine.



Officers are required as part of their duties to complete monthly inspections of these businesses to ensure compliance of the rules set by the Michigan Liquor Control Commission and the laws of this state. Officers completed 245 Liquor Inspections in 2024.

One notification for a violation was noted for violation the following statutes: 436.1903b, Payment by means dishonored by financial institution for lack of sufficient funds; violation of act. reference (24-01437).



GREEN OAK TOWNSHIP POLICE



LIQUOR LICENSED ESTABLISHMENTS

| Licensee | Address |
|--------------------------------------|---|
| HURON-CLINTON METROPOLITAN AUTHORITY | 8765 Hammel Rd Brighton, MI 48116-8813 |
| SOKOL DETROIT | 11641 Sokol Camp Dr South Lyon, MI 48178-8877 |
| THE UPPER PENINSULA CLUB | 10770 Calumet Rd Whitmore Lake, MI 48189-9158 |
| WHITMORE LAKE ROD & GUN CLUB | 11150 Lemen Rd Whitmore Lake, MI 48189-9713 |
| MOOSE RIDGE GOLF, L.L.C. | 11801 Doane Rd South Lyon, MI 48178-9315 |
| BRIGHTON MARKET, INC. | 10840 Grand River Rd Brighton, MI 48116-9539 |
| COSTCO | 6700 Whitmore Lake Rd Brighton, MI 48116-2160 |
| BUFFALO WILD WINGS | 9745 Village Place Blvd Brighton, MI 48116-2087 |
| OLIVE GARDEN #1712 | 6870 Whitmore Lake Rd Brighton, MI 48116-8551 |
| CAPTAIN JOE'S GRILL & CHILL | 9901 Main St Whitmore Lake, MI 48189-9448 |
| ENVIRONMENTAL SUPPORT SERVICES, LTD. | 12320 Shady Oak Dr South Lyon, MI 48178-9304 |
| MUGG & BOPPS | 9782 E M36 Whitmore Lake, MI 48189-9703 |
| MOBIL | 12500 10 Mile Rd South Lyon, MI 48178-8171 |
| LEGACY CENTER, LLC | 9299 & 9480 Goble Dr Brighton, MI 48116 |
| JOE KOOL'S OF BRIGHTON, LLC | 9555 Village Place Blvd Brighton, MI 48116-2089 |
| DON JUAN GREEN OAK, LLC | 9475 Village Place Blvd Brighton, MI 48116-2084 |
| 7-ELEVEN #33596 | 9290 Lee Rd Ste 111 Brighton, MI 48116-2142 |
| UF MICHIGAN, LLC | 6550 Old US Highway 23 S Brighton, MI 48116 |
| UF MICHIGAN, LLC | 9789 E M36 Whitmore Lake, MI 48189-9703 |
| FAMILY DOLLAR #32670 | 11924 N Whitmore Lake Rd Whitmore Lake, MI 48189-9372 |
| THE COZY BROTHERS' INN, LLC | 10906 Grand River Rd Brighton, MI 48116-6503 |
| TEXAS ROADHOUSE HOLDINGS LLC | 6800 Whitmore Lake Rd Brighton, MI 48116-8551 |
| X-GOLF BRIGHTON | 9760-9770 Village Place Blvd Brighton, MI 48116 |



GREEN OAK TOWNSHIP POLICE



CADET PROGRAM

GOPD had two Cadets employed in 2024. The Cadets were able to assist and take part in several community events, including truck or treat, Faith in Blue, National Night Out, Fireworks, and Hawkins school events

Cadet Teachworth signed a conditional offer of employment for the position of Police Officer November of 2024, and began the Police Academy in January 2025!





GREEN OAK TOWNSHIP POLICE



FLEET VEHICLE





GREEN OAK TOWNSHIP POLICE



FLEET VEHICLE



In 2024, The Department replaced five patrol vehicles:

2023 Dodge Charger

2023 Dodge Durango

2024 Ford Explorer

(2) 2024 Chevrolet Silverado

Officers drove approximately **121,192** miles in 2024 – an increase of **9,044**.

| Officer Daily Mileage | | | Hours/Mileage | | | Month to Month Change 2024 (Approx.) | | | | | | | | | | | | | |
|-----------------------|---------|----------|---------------|-------|----------|--------------------------------------|------|------|------|-------|-------|------|-------|-------|-------|-------|-------|--------|--------|
| Officer | Avg/Day | Assigned | Vehicle | Hours | Odometer | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec | Total: | |
| Beach | 60 | 64 | 61 | 5865 | 66,672 | 1563 | 722 | 1995 | 1992 | 2459 | 2596 | 1869 | 1831 | 2442 | 2775 | 2701 | 1238 | 24183 | |
| Evans | 53 | 64 | 62 | 7139 | 71,153 | 2694 | 1450 | 1419 | 2121 | 1325 | 1036 | 1689 | 1238 | 844 | 1717 | 1312 | 1264 | 18109 | |
| Vasiloff | 34 | 66 | 63 | 431 | 5,157 | 779 | 910 | 856 | 528 | N/A | N/A | N/A | N/A | N/A | 589 | 145 | 1657 | 5464 | |
| Frenger | 42 | 66 | 64 | 401 | 12,193 | 1994 | 1602 | 541 | 1599 | 1238 | 1691 | 1877 | 1593 | 1698 | 828 | 1268 | 1396 | 17325 | |
| Sparks | 58 | 63 | 65 | 1502 | 21,427 | N/A | N/A | N/A | 1992 | 3383 | 312 | 2288 | 2409 | 1923 | 2202 | 2687 | 1920 | 19116 | |
| Lapum | 57 | 69 | 66 | 266 | 5,360 | 570 | 560 | 60 | 351 | 878 | 752 | 647 | 631 | 477 | 313 | 447 | 508 | 6194 | |
| Lyons | 76 | 69 | 67 | 5592 | 57,940 | 903 | 1326 | 1831 | 1524 | 677 | 1483 | 1158 | 1327 | 995 | 1344 | 688 | 138 | 13394 | |
| Beattie | 81 | 65 | 69 | 1815 | 21,949 | N/A | N/A | 1797 | 2093 | 2560 | 2489 | 1762 | 1622 | 1783 | 1785 | 2069 | 2043 | 20003 | |
| Papalexis | 89 | 63 | | | | Monthly: | 8503 | 6570 | 8499 | 12200 | 12520 | 7763 | 11290 | 10651 | 10162 | 11553 | 11317 | 10164 | 121192 |
| Donley | 47 | 65 | | | | | | | | | | | | | | | | | |

VEHICLES SOLD

The Department sold three Tahoes in 2024 for a total of **\$32,610**.

2024 SOLD VEHICLES

| QUANTITY | UNIT NUMBER | PRODUCT | VIN # | DATE OF PURCHASE | DATE AUCTIONED | COST | AUCTION PRICE |
|----------|-------------|--------------------------|-------------------|------------------|----------------|---------------|--------------------|
| 1 | OLD 69 | 2018 CHEVROLET TAHOE 4WD | 1GNSKDEC5JR180416 | 11/28/2017 | 3/19/2024 | \$47,156.50 | \$15,900.00 |
| 1 | OLD 60 | 2012 CHEVROLET TAHOE | 1GNLC2E06CR298943 | 5/10/2012 | 5/22/2024 | \$32,774.00 | \$7,710.00 |
| 1 | OLD 63 | 2018 CHEVROLET TAHOE | 1GNSKDEC2JR181491 | 1/8/2018 | 6/18/2024 | \$47,156.50 | \$9,000.00 |
| | | | | | | TOTAL: | \$32,610.00 |



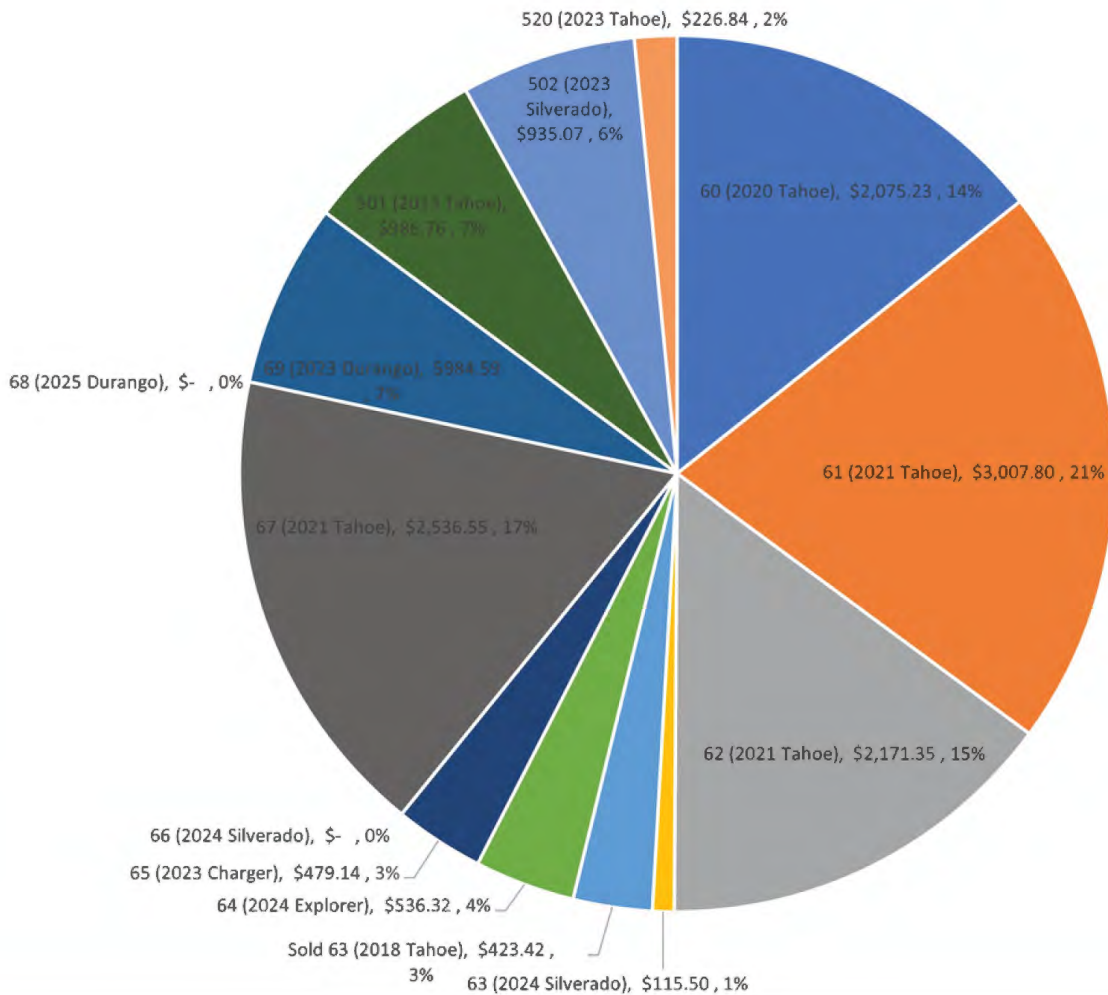
GREEN OAK TOWNSHIP POLICE



FLEET MAINTAINANCE

In the calendar year for 2024, vehicle maintenance costs totaled \$24,829.56. This is an increase of \$678.49 from 2023. However, These figures include an additional three vehicles. Two former patrol Tahoes were moved to administrative functions: 60 and 591.

2024 Vehicle Maintenance Cost (\$24,829.56)





GREEN OAK TOWNSHIP POLICE



PHOTOS



St Patrick's Catholic School



Shop With a Cop



Ride to School by an Officer





GREEN OAK TOWNSHIP POLICE



PHOTOS



Giving Tree Gifts at the Family House



Methodist Church Picnic



Touch a Truck





GREEN OAK TOWNSHIP POLICE



PHOTOS



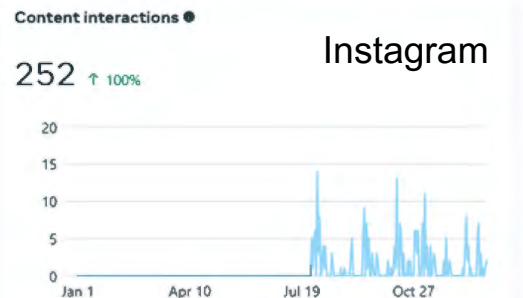
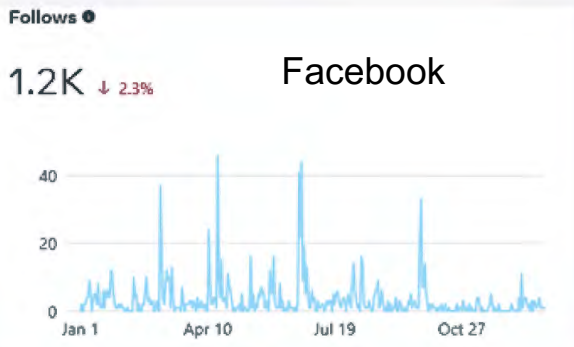
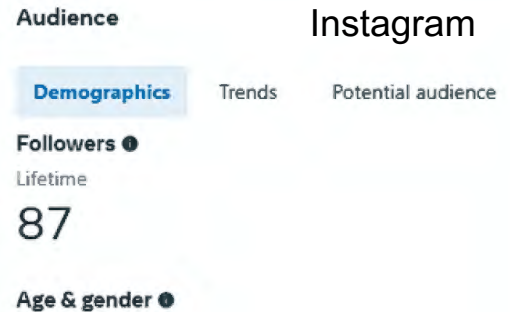
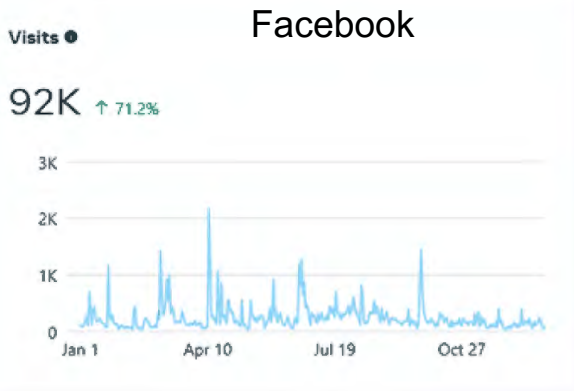
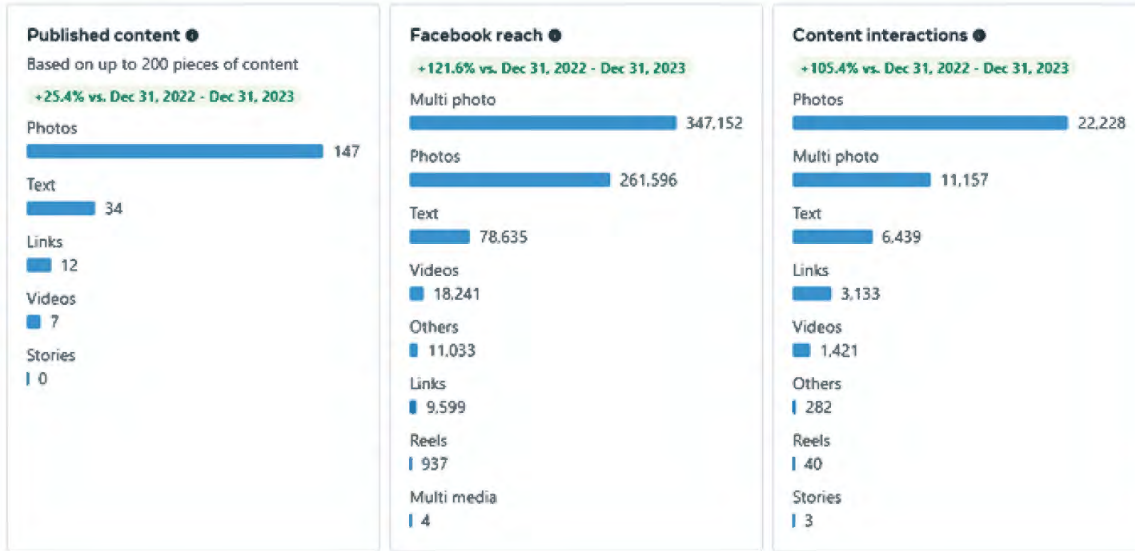


GREEN OAK TOWNSHIP POLICE



SOCIAL MEDIA FACEBOOK/INSTAGRAM

Top content formats





GREEN OAK TOWNSHIP POLICE



SOCIAL MEDIA FACEBOOK/INSTAGRAM

Audience

Demographics

Trends

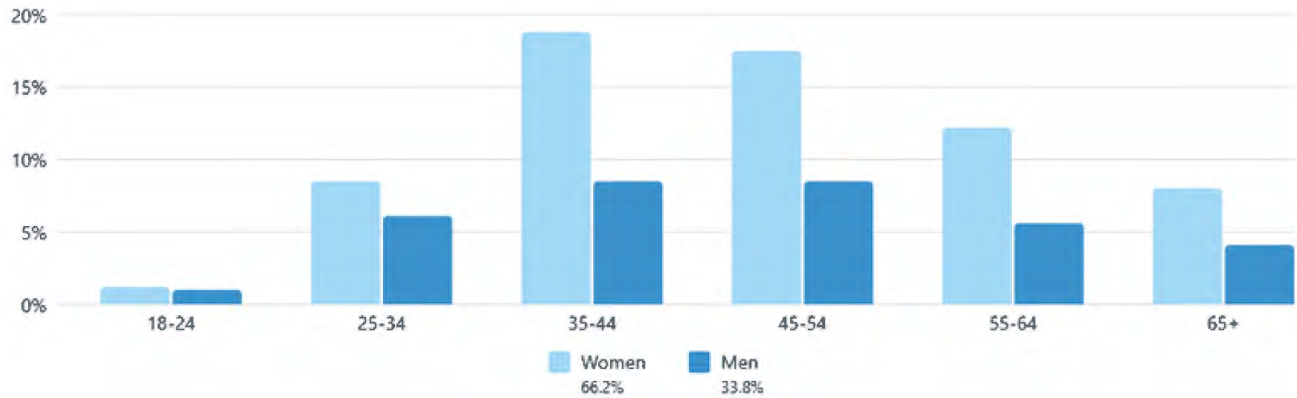
Potential audience

Followers ●

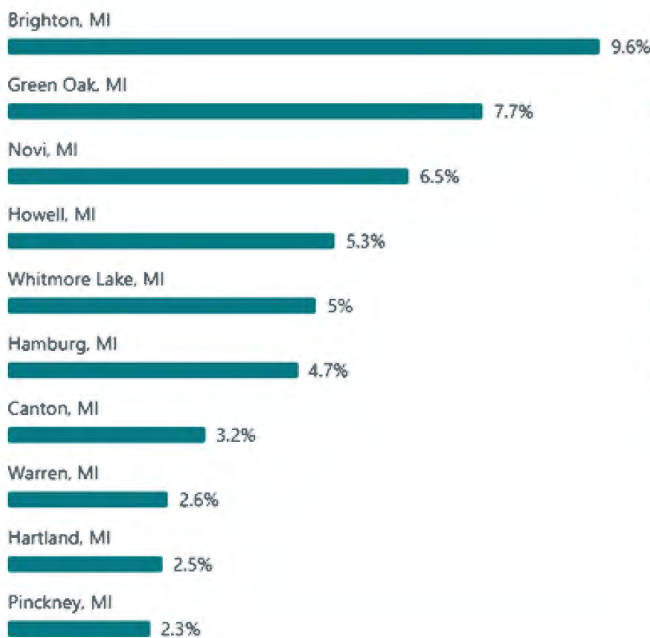
Lifetime

5,989

Age & gender ●



Top cities



Top countries





GREEN OAK TOWNSHIP POLICE



IN THE NEWS



Thursday, April 18, 2024
Police Bust Man Attempting To Meet Minor In Green Oak Township

Wednesday, November 6, 2024
Fire and Police Millages Approved in Green Oak Twp



Monday, November 25, 2024
Green Oak Twp Police Use Air Horn, Drone to Assist Lost Hunter

Thursday, October 3, 2024
Green Oak Police Bust Organized Crime Plot Involving Places Of Worship



WE'RE HIRING!
GREEN OAK TOWNSHIP POLICE DEPARTMENT



SEEKING 6 OFFICERS

- BCBS PPO & MERS PENSION
- PAID HOLIDAYS
- VACATION, SICK, PERSONAL & COMP TIME
- 12 HOUR SHIFTS
- SPECIALTY TEAMS
- LATERAL PAY

resume & application: brittany.besso@greenoakpolice.com



GREEN OAK TOWNSHIP POLICE



GRANTS AWARDED



\$1,800

Michigan Association of Chief's of Police for Accreditation

\$971.25

Michigan Municipal Risk Management Authority
New Chief's School for Sgt. Besso



\$32,000

Small, Rural, Tribal (SRT) Federal Grant for body cameras



GREEN OAK TOWNSHIP POLICE



PROPERTY ROOM INSPECTION

Property Room

The 2023 audit and inventory encompassed 100% of all property and evidence and was conducted by an outside Property Room Officer. This allowed us in 2024 to conduct a 10% audit of all property that was randomly selected by our records management system and was completed by Sgt. Montes with regular inspections conducted throughout the year.

The current Property Room Control team consists of Sgt. Montes and Ofc. Frenger. Det. Hughes holds a limited role with access to the pass-through lockers but no access to the property room itself. Both the property processing area and room are monitored via CCTV triggered by motion.

Big Red Barrel

The growing popularity of the prescription drug turn in program known as the “Big Red Barrel” has increased the volume of items stored in the Property Room. The drugs are stored in the property room until it is able to be properly disposed.



GREEN OAK TOWNSHIP POLICE



SUMMARY/THINGS TO COME

Summary

The annual report highlights the achievements & progress over the past year for the Green Oak Charter Township Police Department. With steady growth in population and calls for service, there still remains a need for more personnel in order to become more efficient and continue to offer a level of service Township resident's expect. As this report shows, we have succeeded in 2024 at becoming more efficient, transparent and accountable.

Upcoming for 2025

The Green Oak Township Police Department is completing a 5-year plan with an emphasis on proactive policing with compassion, succession planning and State of Michigan Accreditation. We are also adding more officers to fill the increasing needs of the township but will only consider highly qualified applicants.



Green Oak Charter Township Police

9400 Whitmore Lake Rd. Brighton, MI 48116

Chief Steven Kramer

Office: 810-231-9626 Fax: 810-231-9627

Deputy Chief Robert Bradford



SUBJECT: EXPANSION OF WOMEN'S LOCKER ROOM

REQUEST REVIEW

- Expand the Women's locker room into the Personnel Lounge. We currently only have one open locker in the Women's locker room. This would add four (4) lockers. The project would include making an opening from the current to the new and blocking off the current door to the Personnel Lounge.

IMPROVEMENTS REQUESTED

- Construction of the current room to include - \$9,320.00 completed by SS Enterprise.
 - Block work – removing block to access the new room from the current room. Remove the current door and add block.
 - Install tile to match the current tile.
 - Paint as needed.
- Electrical work completed by Electric Tech.
 - Remove the current outlet and install outlets into the new lockers. \$875.00
- Four (4) new lockers to match the current lockers which includes installation. \$12,990.50
Lockers are a sole source from Casper Corporation.
- Total is \$23,185.50.

BUDGET

- The project was budgeted for in the budget for the 25-26 budget in 207-000-974.000

RECOMMENDATION

Approve the expansion of the women's locker room to not exceed the cost of \$26,000, which will include a contingency for possible additional cost.

Prepared by: Steve Kramer, Chief of Police

Reviewed by: Rob Bradford, Deputy Chief of Police



February 18, 2025

Green Oak Charter Township Police Department
Attn: Rob Bradford
9400 Whitmore Lake Rd.
Brighton, MI 48116

Re: Women's Lounge

Dear Rob:

We are pleased to present our proposal for the renovation work to the Women's Lounge at your facility. The Scope of Work includes the demolition of one (1) door and fill-in opening and cut in a new door opening from the Lounge into the Women's Toilet Room.

Our proposal is based upon the following:

Demolition

- Removal of existing wood door and frame; door and hardware will be left on site.
- Demo the bullnose block on each side of the door opening.
- Demo an opening between the new Lounge and Women's Toilet Room.
- Removal of existing carpet tile and vinyl base.

Masonry

- Infill door opening with 8" masonry block including the removal of bullnose block on each side of the door opening.
- Install one (1) 40" x 76" block opening between the Lounge and Women's Toilet Room including bullnose block on both sides of the opening.
- Furnish and install steel angle lintels across opening.

Floor Tile

- Provide two (2) new boxes of floor tile and three (3) boxes of bullnose base.
- Utilize six (6) boxes of tile from existing Green Oak Township stock.
- Install approximately 80 SF of Basaltine Dark Grey Matte Rectified 12" x 24" floor tile.
- Furnish and install approximately 36 LF of 6" high cove base.

Painting

- Block fill all new block.
- Install two (2) finish coats of paint on all new block.



Electrical

- Install ceiling mounted motion sensor.

General Conditions

- On-Site Project Superintendent
- Liability Insurance
- General Cleanup

TOTAL ESTIMATED PROJECT COSTS: \$10,320

Should you have any questions regarding the aforementioned proposal, please don't hesitate to give me a call at 248.374.1100. We look forward to the opportunity of working with you on this project.

Sincerely,

OLIVER / HATCHER CONSTRUCTION

A handwritten signature in blue ink, appearing to read "Jason Salazar", written over a light gray background.

Jason Salazar
Senior Vice President

SS Enterprise, Inc.
7692 Hunters Pointe
Brighton, MI 48116
517-304-1124

February 12, 2025

Rob Bradford
Green Oak Charter Township Police
9400 Whitmore Lake Rd.
Brighton MI 48116

Re: Women's Lounge

Dear Mr. Bradford:

We are pleased to provide an estimate to demo one door and fill in the existing opening and cut in a new door opening from the lounge into the women's toilet room. The work will include the following:

Demo

Remove existing wood door and frame. Door and hardware will be left on site.
Demo the bullnose block on each side of the door opening.
Demo an opening between the new lounge and women's toilet room.
Remove existing carpet tile and vinyl base.

Masonry

Fill in door opening with 8" masonry block. This includes removing the bull nose block on each side of the door opening.
Install a 40" wide by 76" high block opening between the lounge and Women's toilet room. This will include bullnose block on both side of the opening.
Furnish and install steel angle lintels across opening.

Floor Tile

Furnish two (2) new boxes of floor tile and 3 boxes of bull nose base. Six (6) boxes of tile will be used from your stock.
Install approximately 80 SF of Basaltine Dark Grey Matte Rectified 12"x24" floor tile.
Furnish and install approximately 36 LF of 6" high Cove Base.

Painting

Block fill all new block.
Install two (2) finish coats on all new block.

Electrical

Install ceiling mounted motion sensor.

SS Enterprise, Inc.
7692 Hunters Pointe
Brighton, MI 48116
517-304-1124

General Onsite Conditions
Field Superintendent
General Clean-up
Liability Insurance

Cost of Work: \$9,320.00

Accept For:

SSC

Rob Bradford

By: _____

By: _____

Date: _____

Date: _____

ESTIMATE



Electric Tech

7294 Surfwood Dr
Fenton, Mi 48430
248.459.9559
electric_techllc@proton.me

Billed To
Green Oak Police Dept
Robert Bradford
9400 Whitmore lk rd

Estimate # Date
EST105 Mar 27, 2025

| Item | Price | Quantity | Total |
|---|-------------|----------|------------|
| Outlets In Locker Room Add outlets to 4 or 5 lockers. Above is the price each. It's undecided by customer the exact quantity. If integrated USB/USB-C is desired it's \$20 more each. | \$175.00 | 5 | \$875.00 |
| Outlets In Evidence Lockers Add outlets to evidence lockers. Cut the top and install junction boxes in the 4 upper cabinets. If USB/USB-C outlets are preferred it's 20\$ more each. | \$175.00 | 4 | \$700.00 |
| | Subtotal | | \$1,575.00 |
| | Grand Total | | \$1,575.00 |

Michigan Master Electrician License # 6219510
Michigan Electrical Contractor License # 6114757
Auto Owners Policy# 04538568

Casper Corporation, The
 24081 Research Drive
 Farmington Hills, MI 48335
 Phone: (248) 442-9000
 Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

21252-53694

TIN: 38-2016782

Expires: 3/28/2025

Bill To

Township of Green Oak
 New Police Station
 9400 Whitmore Lake Road
 Brighton, MI 48116

Install To

Township of Green Oak
 New Police Station
 9400 Whitmore Lake Road
 Brighton, MI 48116

| | | | | |
|------------------|--------------------|-------------------|----------------------|-------------------|
| project # | salesperson | quote name | payment terms | print date |
| 21252 | Bart Spencer | BS21252-1A | Upon Receipt | 2/27/2025 |

| line | qty | unit | part # / description | price ea | ext price |
|-------------|------------|-------------|--|-----------------|------------------|
| 1 | 1.00 | EA | Womens Lockers / 4 each - Personal duty lockers 72"H X 24"W X 24"D with single door, sloped top, and bench drawer. Also includes body drying rack, rubber boot tray, hanger assembly, full width shelf with clothes hanger, left hand lock hasp, full width adjustable perforated shelf, and 1 duplex receptacle per locker. Numbering for lockers needed Color: Light Tone Textured | \$9,678.00 | \$9,678.00 |

| line | qty | unit | part # / description | price ea | ext price |
|-------------|------------|-------------|--|-----------------|------------------|
| 2 | 1.00 | EA | Installation Services / Labor to receive, stage, redeliver, install, and remove packaging debris | \$2,750.00 | \$2,750.00 |

| line | qty | unit | part # / description | price ea | ext price |
|-------------|------------|-------------|-----------------------------|-----------------|------------------|
| 3 | 1.00 | EA | Freight / Charges | \$562.50 | \$562.50 |

BS21252-1A (Option Total)

| | |
|------------------|--------------------|
| subtotal | \$12,990.50 |
| sales tax | \$0.00 |
| total | \$12,990.50 |

Casper Corporation, The
24081 Research Drive
Farmington Hills, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

21252-53694

TIN: 38-2016782

Standard Terms and Conditions

Delivery (Dock, Elevator, and Dumpster): The Casper Corporation will notify your designated contact person twenty-four (24) hours prior to delivery. Dock space and /or elevator availability will be arranged by you and made available at no cost to The Casper Corporation. A dumpster for removal of all shipping and packing materials will be provided at no charge to The Casper Corporation. Dumpster must be conveniently located and easily accessible at all times during installation of the equipment.

Storage: If, for any reason, you are not ready to receive the materials and storage is required, storage and handling fees will be added to your invoice. If product is stored on site, it must be in a dry environment and kept in the same packaging materials as delivered. If product is stored by customer, customer takes responsibility for product at time of delivery.

Space Requirements: The space shall be ready for installation and free and clear of all obstructions. If it is not and there is a resulting delay, then the additional man hours will be billed. The space shall be properly lighted. If additional lighting is required to perform the work safely, the additional cost will be invoiced. It is your responsibility to be certain the space is suitable for the installation of this equipment, i.e., adequate fire protection, clearances, and floor load capacity.

Electrical: Electrical power for tools, equipment and lighting will be supplied to The Casper Corporation at no cost.

Freight: Materials will be shipped pre-paid and added to the invoice if necessary. If any freight damage occurs, please notify The Casper Corporation within 24 hours to report back to vendor.

Installation: Installation is in addition to the price of the materials. Labor is planned as straight time unless otherwise noted. Overtime occurring not at Casper's discretion will be added to your invoice.

Taxes: All applicable sales taxes, as required by law, will be billed.

Payment: This product has been specifically designed and will be specifically manufactured for your unique requirements. A non-refundable down payment of 50% of the contract amount is due within ten (10) calendar days of contract award. The balance will be invoiced upon substantial completion and is due net ten (10) days. One and one-half percent (1.5%) interest per month will be charged on any unpaid balance after thirty (30) days. If the installation is not totally complete upon final invoicing, a holdback of reasonable value is allowed without incurring interest charges.

Warranty: See Manufacturers Warranty.

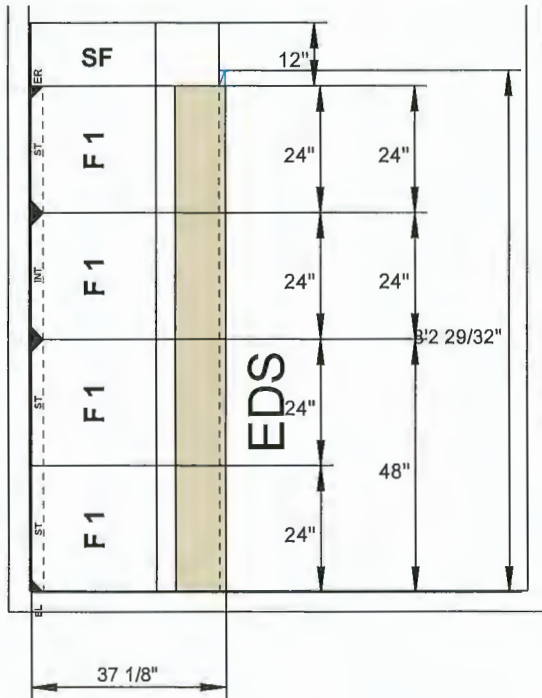
Insurance Certificates, Permits, and Fees: We reserve the right to pass on any additional costs to obtain insurance certificates, building permits, or miscellaneous fees that have not been previously identified and/or specified in our proposal but are required to complete the project.

Change Orders and / Or Cancellation: If, for any reason, you cancel the order, any cancellation, restocking and handling charges will be invoiced. Change orders requested after receipt of your purchase order may also incur additional charges.

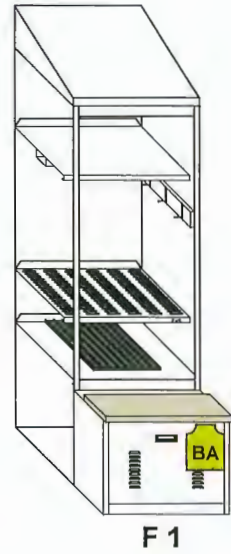
_____ **Initial for Acceptance of Terms**

Tag Sequence Instructions

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H80"
72"x24" d24"



The Casper Corporation
 Corporate (Detroit) Headquarters (248) 442-9000
 Okemos (Lansing) Office (517) 321-4697
 Grand Rapids Office (616) 866-1606
 Kalamazoo Office (269) 344-7588
 Saginaw Office (989) 799-4312

Project Name:

Project #:

Drawn by:

Date Printed:
02/24/2025

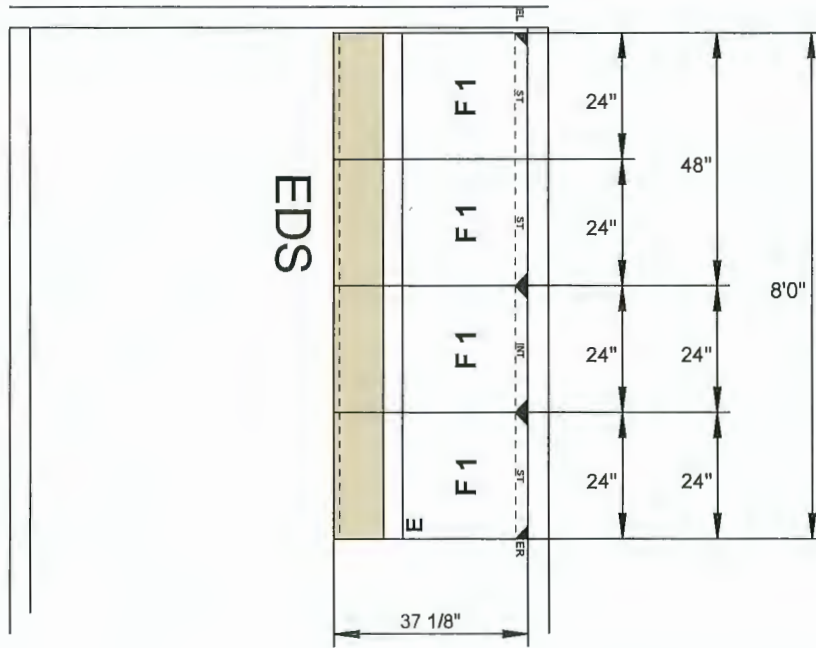
Scale
1:35

Rev level:

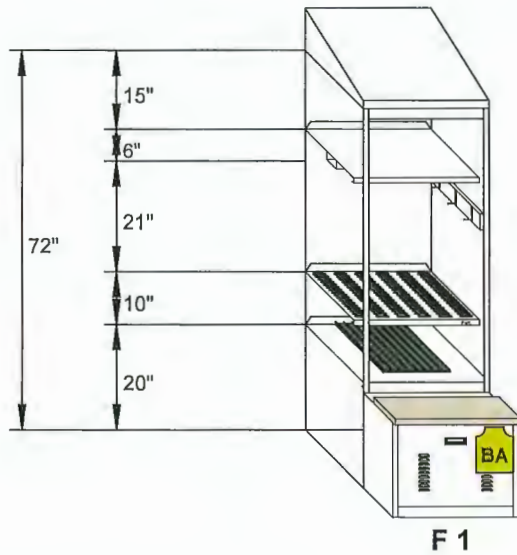
APPROVAL

This drawing Approved By:

Dated _____



H80"
72"x24" d24"



The Casper Corporation
 Corporate (Detroit) Headquarters (248) 442-9000
 Okemos (Lansing) Office (517) 321-4697
 Grand Rapids Office (616) 866-1606
 Kalumazoo Office (269) 344-7588
 Saginaw Office (989) 799-4312

Project Name:
**Green Oak
 PD Women's
 Add-on**

Project #:
 BS21252-1A

Drawn by:

Date Printed:
 02/26/2025

Scale
 1:35

Rev level:

APPROVAL
 This drawing Approved By:

Dated _____



Green Oak Charter Township Police

9400 Whitmore Lake Rd. Brighton, MI 48116

Chief Steve Kramer

Office: 810-231-9626 Fax: 810-231-9627

Deputy Chief Rob Bradford



SUBJECT: REQUEST TO PURCHASE AXON TASER 10 WITH ALL ASSOCIATED EQUIPMENT SUCH AS BATTERIES/CHARGING STATIONS AND LICENSES

ADMINISTRATIVE SUMMARY

- The police department currently deploys each officer with a TASER 7 for duty use.
- The TASER 7 devices currently in use have been deployed for five years and will be outside of the manufacturer's warranty and guarantee on April 30, 2025.
- Our TASER Instructors conducted testing with the TASER 10 model and recommend replacing the TASER 7 with the TASER 10.
- The TASER 10 quote includes training for five instructors who will then train the remaining department members on the new weapons system.
- Also included in the TASER 10 quote is a Virtual Reality training program to enhance officer capability.
- Equipment considerations such as licensing, holsters, batteries, and charging docks are included with this quote.
- The department will be moving to a "pool" system for the TASER devices where officers will check out and return devices each day different from our current system. Currently, each officer has their own assigned device. This system will reduce the cost from \$83,868.39 to \$59,795.40 over the 5-year contract.

BUDGET

- Axon TASER 10 to include 7 TASERs and 16 Officer Certifications, instructor training, and VR training module cost \$59,795.40 spread over a 5-year contract, equaling \$11,959.08 a year paid with 0% interest.
- Line Item 207-000-729.000 Department Operation Equipment will cover these costs and remain within the budget.

RECOMMENDATION

Approve the Police Department to purchase TASER 10. Please authorize the Chief to sign the agreement.

I appreciate the Board's consideration of this proposal. Please let me know if you have any questions. Thank you.

Prepared by: Alicia Montes, Sergeant
Reviewed by: Steven Kramer, Chief of Police
April 16, 2025

Non-Binding Budgetary Estimate



Axon Enterprise, Inc.
 17800 N 85th St.
 Scottsdale, Arizona 85255
 United States
 VAT: 86-0741227
 Domestic: (800) 978-2737
 International: +1.800.978.2737

Q-682059-45743.831AP

Issued: 03/27/2025



Quote Expiration:

Estimated Contract Start Date: 07/01/2025

Account Number: 319148

Payment Terms: N30

Delivery Method:

| SHIP TO | BILL TO |
|---|--|
| GREEN OAK TOWNSHIP POLICE DEPT. - MI 9400 Whitmore Lake Rd Brighton, MI 48116-8608 USA | Green Oak Township Police Dept. - MI 9400 Whitmore Lake Rd Brighton MI 48116-8608 USA Email: |

| SALES REPRESENTATIVE | PRIMARY CONTACT |
|--|---|
| Asa Perez Phone: Email: asperez@axon.com Fax: | Alicia Montes Phone: 8102319626 Email: alicia.montes@greenoakpolice.com Fax: |

Quote Summary

| | |
|-------------------------------|--------------------|
| Program Length | 60 Months |
| TOTAL COST | \$59,795.40 |
| ESTIMATED TOTAL W/ TAX | \$61,866.19 |

Discount Summary

| | |
|--------------------------|--------------------|
| Average Savings Per Year | \$6,686.20 |
| TOTAL SAVINGS | \$33,431.00 |

Payment Summary

| Date | Subtotal | Tax | Total |
|--------------|--------------------|-------------------|--------------------|
| Jun 2025 | \$11,959.08 | \$414.16 | \$12,373.24 |
| Jun 2026 | \$11,959.08 | \$414.16 | \$12,373.24 |
| Jun 2027 | \$11,959.08 | \$414.16 | \$12,373.24 |
| Jun 2028 | \$11,959.08 | \$414.16 | \$12,373.24 |
| Jun 2029 | \$11,959.08 | \$414.15 | \$12,373.23 |
| Total | \$59,795.40 | \$2,070.79 | \$61,866.19 |

Non-Binding Budgetary Estimate

Quote Unbundled Price: \$93,226.40
 Quote List Price: \$64,495.40
 Quote Subtotal: \$59,795.40

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

| Item | Description | Qty | Term | Unbundled | List Price | Net Price | Subtotal | Tax | Total |
|----------------------------|--|-----|------|-----------|------------|-----------|--------------------|-------------------|--------------------|
| Program | | | | | | | | | |
| C00029 | BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 9 | 60 | \$60.75 | \$43.33 | \$43.33 | \$23,398.20 | \$550.26 | \$23,948.46 |
| C00024 | BUNDLE - TASER 10 CERTIFICATION STANDARD | 7 | 60 | \$132.67 | \$86.66 | \$86.66 | \$36,397.20 | \$1,520.53 | \$37,917.73 |
| A la Carte Services | | | | | | | | | |
| 101208 | AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES | 1 | | | \$2,700.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 101186 | AXON VR - PSO - VIRTUAL | 1 | | | \$2,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | | | \$59,795.40 | \$2,070.79 | \$61,866.19 |

Non-Binding Budgetary Estimate

Firearms and Ammunition Excise Tax

| SKU | Description | Taxable Amount | FAET Rate | FAET Amount |
|--------|---|----------------|--------------|-------------------|
| 100390 | AXON TASER 10 - HANDLE - YELLOW CLASS 3R | \$10,745.98 | 0.1 | \$1,074.60 |
| 100751 | AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE | \$1,856.19 | 0.11 | \$204.18 |
| 20018 | AXON TASER - BATTERY PACK - TACTICAL | \$520.17 | 0.1 | \$52.02 |
| 100399 | AXON TASER 10 - CARTRIDGE - LIVE | \$1,724.80 | 0.11 | \$189.73 |
| 100751 | AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE | \$2,605.59 | 0.11 | \$286.61 |
| 100399 | AXON TASER 10 - CARTRIDGE - LIVE | \$2,396.80 | 0.11 | \$263.65 |
| | | | Total | \$2,070.79 |

Delivery Schedule

Hardware

| Bundle | Item | Description | QTY | Shipping Location | Estimated Delivery Date |
|---|--------|--|-----|-------------------|-------------------------|
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100126 | AXON VR - TACTICAL BAG | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100390 | AXON TASER 10 - HANDLE - YELLOW CLASS 3R | 7 | 2 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100394 | AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE | 4 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100396 | AXON TASER 10 - MAGAZINE - INERT RED | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100399 | AXON TASER 10 - CARTRIDGE - LIVE | 110 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 50 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100401 | AXON TASER 10 - CARTRIDGE - INERT | 10 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100591 | AXON TASER - CLEANING KIT | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100611 | AXON TASER 10 - SAFARILAND HOLSTER - RH | 7 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100623 | AXON TASER - TRAINING - ENHANCED HALT SUIT V2 | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100748 | AXON VR - CONTROLLER - TASER 10 | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101122 | AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101455 | AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101456 | AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101755 | AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2 | 7 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101757 | AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2 | 3 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 20018 | AXON TASER - BATTERY PACK - TACTICAL | 7 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 20018 | AXON TASER - BATTERY PACK - TACTICAL | 2 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 20378 | AXON VR - HEADSET - HTC FOCUS 3 | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 70033 | AXON - DOCK WALL MOUNT - BRACKET ASSY | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 71019 | AXON BODY - DOCK POWERCORD - NORTH AMERICA | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 74200 | AXON TASER - DOCK - SIX BAY PLUS CORE | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 80087 | AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 80090 | AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100126 | AXON VR - TACTICAL BAG | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100399 | AXON TASER 10 - CARTRIDGE - LIVE | 140 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 70 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100401 | AXON TASER 10 - CARTRIDGE - INERT | 10 | 1 | 06/01/2025 |

Non-Binding Budgetary Estimate

Hardware

| Bundle | Item | Description | QTY | Shipping Location | Estimated Delivery Date |
|---|--------|--|-----|-------------------|-------------------------|
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100748 | AXON VR - CONTROLLER - TASER 10 | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 101122 | AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 20378 | AXON VR - HEADSET - HTC FOCUS 3 | 1 | 1 | 06/01/2025 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 40 | 1 | 06/01/2026 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 50 | 1 | 06/01/2026 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 30 | 1 | 06/01/2027 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 40 | 1 | 06/01/2027 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101012 | AXON VR - TAP REFRESH 1 - CONTROLLER | 1 | 1 | 12/01/2027 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 20373 | AXON VR - TAP REFRESH 1 - HEADSET | 1 | 1 | 12/01/2027 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 101012 | AXON VR - TAP REFRESH 1 - CONTROLLER | 1 | 1 | 12/01/2027 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 20373 | AXON VR - TAP REFRESH 1 - HEADSET | 1 | 1 | 12/01/2027 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 40 | 1 | 06/01/2028 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 50 | 1 | 06/01/2028 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 30 | 1 | 06/01/2029 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100400 | AXON TASER 10 - CARTRIDGE - HALT | 40 | 1 | 06/01/2029 |

Software

| Bundle | Item | Description | QTY | Estimated Start Date | Estimated End Date |
|---|--------|--------------------------------------|-----|----------------------|--------------------|
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101180 | AXON TASER - DATA SCIENCE PROGRAM | 7 | 07/01/2025 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101703 | AXON VR - USER ACCESS - TASER SKILLS | 7 | 07/01/2025 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 20248 | AXON TASER - EVIDENCE.COM LICENSE | 1 | 07/01/2025 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 20248 | AXON TASER - EVIDENCE.COM LICENSE | 7 | 07/01/2025 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 101180 | AXON TASER - DATA SCIENCE PROGRAM | 9 | 07/01/2025 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 101703 | AXON VR - USER ACCESS - TASER SKILLS | 9 | 07/01/2025 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 20248 | AXON TASER - EVIDENCE.COM LICENSE | 9 | 07/01/2025 | 06/30/2030 |

Services

| Bundle | Item | Description | QTY |
|---|--------|---|-----|
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100751 | AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE | 7 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101193 | AXON TASER - ON DEMAND CERTIFICATION | 1 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100751 | AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE | 9 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 101193 | AXON TASER - ON DEMAND CERTIFICATION | 1 |
| A la Carte | 101186 | AXON VR - PSO - VIRTUAL | 1 |
| A la Carte | 101208 | AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES | 1 |

Warranties

| Bundle | Item | Description | QTY | Estimated Start Date | Estimated End Date |
|---|--------|---|-----|----------------------|--------------------|
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100197 | AXON VR - EXT WARRANTY - HEADSET | 1 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 100704 | AXON TASER 10 - EXT WARRANTY - HANDLE | 7 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 101007 | AXON VR - EXT WARRANTY - CONTROLLER | 1 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 80374 | AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10 | 2 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 80374 | AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10 | 7 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD | 80396 | AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10 | 1 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 100197 | AXON VR - EXT WARRANTY - HEADSET | 1 | 06/01/2026 | 06/30/2030 |
| BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 101007 | AXON VR - EXT WARRANTY - CONTROLLER | 1 | 06/01/2026 | 06/30/2030 |

Non-Binding Budgetary Estimate

Shipping Locations

| Location Number | Street | City | State | Zip | Country |
|-----------------|-----------------------|----------|-------|------------|---------|
| 1 | 9400 Whitmore Lake Rd | Brighton | MI | 48116-8608 | USA |
| 2 | 9400 Whitmore Lake Rd | Brighton | MI | 48116-8608 | USA |

Payment Details

| Jun 2025 | | | | | | |
|--------------|--------|---|-----|--------------------|-----------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 1 | C00024 | BUNDLE - TASER 10 CERTIFICATION STANDARD | 7 | \$7,279.44 | \$304.11 | \$7,583.55 |
| Year 1 | C00029 | BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 9 | \$4,679.64 | \$110.05 | \$4,789.69 |
| Total | | | | \$11,959.08 | \$414.16 | \$12,373.24 |

| Jul 2025 | | | | | | |
|--------------------------|--------|--|-----|---------------|---------------|---------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Invoice Upon Fulfillment | 101186 | AXON VR - PSO - VIRTUAL | 1 | \$0.00 | \$0.00 | \$0.00 |
| Invoice Upon Fulfillment | 101208 | AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES | 1 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | \$0.00 | \$0.00 | \$0.00 |

| Jun 2026 | | | | | | |
|--------------|--------|---|-----|--------------------|-----------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 2 | C00024 | BUNDLE - TASER 10 CERTIFICATION STANDARD | 7 | \$7,279.44 | \$304.11 | \$7,583.55 |
| Year 2 | C00029 | BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 9 | \$4,679.64 | \$110.05 | \$4,789.69 |
| Total | | | | \$11,959.08 | \$414.16 | \$12,373.24 |

| Jun 2027 | | | | | | |
|--------------|--------|---|-----|--------------------|-----------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 3 | C00024 | BUNDLE - TASER 10 CERTIFICATION STANDARD | 7 | \$7,279.44 | \$304.11 | \$7,583.55 |
| Year 3 | C00029 | BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 9 | \$4,679.64 | \$110.05 | \$4,789.69 |
| Total | | | | \$11,959.08 | \$414.16 | \$12,373.24 |

| Jun 2028 | | | | | | |
|--------------|--------|---|-----|--------------------|-----------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 4 | C00024 | BUNDLE - TASER 10 CERTIFICATION STANDARD | 7 | \$7,279.44 | \$304.11 | \$7,583.55 |
| Year 4 | C00029 | BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 9 | \$4,679.64 | \$110.05 | \$4,789.69 |
| Total | | | | \$11,959.08 | \$414.16 | \$12,373.24 |

| Jun 2029 | | | | | | |
|--------------|--------|---|-----|--------------------|-----------------|--------------------|
| Invoice Plan | Item | Description | Qty | Subtotal | Tax | Total |
| Year 5 | C00024 | BUNDLE - TASER 10 CERTIFICATION STANDARD | 7 | \$7,279.44 | \$304.09 | \$7,583.53 |
| Year 5 | C00029 | BUNDLE - TASER 10 CERTIFICATION STANDARD ADD-ON | 9 | \$4,679.64 | \$110.06 | \$4,789.70 |
| Total | | | | \$11,959.08 | \$414.15 | \$12,373.23 |

Non-Binding Budgetary Estimate

This Rough Order of Magnitude estimate is being provided for budgetary and planning purposes only. It is non-binding and is not considered a contractable offer for sale of Axon goods or services.

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.



Members:

AICPA Private Practice Companies Section
MACPA

January 6, 2025

Green Oak Charter Township Utility Committee
Chairperson, Mark St. Charles
10001 Silver Lake Road
Brighton, Michigan 48116

Dear Mark,

As you requested, we have reviewed sewer rates for the Township wide sewer system and the related expenses it takes to run the system. You have also requested that we give you our recommendation for rate adjustments over the next several years.

To complete this engagement, we met with yourself, staff of the Township, and the operators of the system. We spent time gaining an understanding of billings, prior and future operating costs of the system, needed infrastructure improvements, replacements and growth projections.

There are currently just under 1,400 customers of which approximately 478 of those customers own grinder pumps. The Township's discharge permit is 600,000 gallons per day. The current plant and equipment can handle 300,000 gallons per day. The actual average gallons per day is currently 180,000. Management believes growth of new customers will be minimal over the next several years.

We have completed the attached Forecast of Revenues & Expenses for the years ending March 31, 2025, through March 31, 2035, which coincides with the Township's fiscal year.

In completing the Forecast of Revenues & Expenses we reviewed the Township's internal accounting of the following sewer funds over the past several years:

- Fund #390 - Sewer Debt Service Fund
- Fund #447 - Sewer Improvement Fund (Sewer Capital Reserve Replacement/Improvement)
- Fund #490 - Sewer O & M Fund
- Fund #497 - Sewer New User Fund

It should be noted that the Sewer Debt Service Fund will have a sizeable surplus of approximately \$2m once all the bonds are paid off which is expected to happen during fiscal year ending March 31, 2025. We recommend the surplus be transferred over to the Sewer Improvement Fund (Sewer

Capital Reserve Replacement/Improvement) and used for future sewer capital needs. The Sewer Debt Service Fund can then be closed out.

As shown in the Forecast of Revenues & Expenses, the beginning equity in the Capital Reserve Replacement/Improvement Fund is just over \$2.5M which includes the transfer from the Sewer Debt Service Fund, the current equity in the Sewer Improvement Fund, and equity from the Sewer New User Fund.

The Sewer O & M Fund's beginning equity is \$478,533 which is a little lower than we would like to see. Our recommendation is to strive to maintain equity in the Sewer O & M of at least one year's operating expenses, excluding the annual transfers from the Sewer O & M Fund to the Sewer Capital Reserve Replacement/Improvement Fund.

The current operating rates charged to the customers of the sewer system are as follows:

- Operations - \$106 per REU (Residential Equivalent Unit)
- Grinder Rate - \$25 per REU for customers owning a grinder pump

In past years, the Township would make transfers from the O & M Sewer Fund to the Sewer Capital Reserve Replacement/Improvement Fund to set aside monies for capital type expenditures. The transfer is considered a separate expense item of the O & M fund and as a separate revenue item in the Sewer Capital Reserve Replacement/Improvement Fund.

We are recommending the same practice be kept, however, in addition, we suggest a separate charge be added to the quarterly sewer bill for all customers which should be called a "Capital Fee". The "Capital Fee" would be collected within the O & M Fund and transferred to the Sewer Capital Reserve Replacement/Improvement Fund each quarter to maintain the same practice as done in the past, except the amount is now designated on the quarterly bill which shows the customer how that fee will be used. Thus, you can see the revenue coming in from the "Capital Fee" (Line item #404) and the same amount going out as an expense which is called "Transfer out to reserves" (Line item #750).

As noted in the Forecast of Revenue & Expenses, there are various capital purchases which will need to be made over the next several years. This is why it is so important for Green Oak to start charging a fee for this type of expense as well as segregating the amount collected for the Capital Fee to the Sewer Capital Reserve Replacement/Improvement Fund, to build up the reserves needed. We recommend the Township strive to build these reserves to \$1m of equity.

The attachment is a summary of the rate adjustments we are recommending over the next several years to the Sewer quarterly charges. The rate adjustments are based on forecasted expenses and recommended equity balances to be maintained in each respective Sewer Fund. Actual expenses will more than likely differ from the forecasted amounts. Therefore, it is important the rate adjustments are reviewed annually as expenses change.

We look forward to discussing this engagement with you and the committee at your next meeting.

Best Regards,



Ken Palka

Green Oak Charter Township
 Sewer System - O & M and Capital Reserve Funds
 Sewer Rate Analysis/Worksheets
 Summary of Rates - 3/31/25 through 3/31/2035

| <u>Fiscal Year Ending</u> | <u>(Per REU) Operating Rate</u> | <u>(Per REU) Capital Rate</u> | <u>Total Rate Before Grinder Rate</u> | <u>Annual % Increase</u> | <u>(Per REU/Grinder) Grinder Rate</u> | <u>Total Rate After Grinder Rate</u> | <u>Annual % Increase</u> |
|---------------------------|---|---------------------------------------|---|------------------------------|---|--|------------------------------|
| March 31, 2025 | \$ 106.00 | \$ - | \$ 106.00 | 0.00% | \$ 25.00 | \$ 131.00 | 0.00% |
| March 31, 2026 | \$ 112.00 | \$ 15.00 | \$ 127.00 | 19.81% | \$ 26.00 | \$ 153.00 | 16.79% |
| March 31, 2027 | \$ 115.00 | \$ 20.00 | \$ 135.00 | 6.30% | \$ 27.00 | \$ 162.00 | 5.88% |
| March 31, 2028 | \$ 115.00 | \$ 25.00 | \$ 140.00 | 3.70% | \$ 28.00 | \$ 168.00 | 3.70% |
| March 31, 2029 | \$ 115.00 | \$ 30.00 | \$ 145.00 | 3.57% | \$ 29.00 | \$ 174.00 | 3.57% |
| March 31, 2030 | \$ 115.00 | \$ 35.00 | \$ 150.00 | 3.45% | \$ 30.00 | \$ 180.00 | 3.45% |
| March 31, 2031 | \$ 116.00 | \$ 40.00 | \$ 156.00 | 4.00% | \$ 31.00 | \$ 187.00 | 3.89% |
| March 31, 2032 | \$ 117.00 | \$ 45.00 | \$ 162.00 | 3.85% | \$ 32.00 | \$ 194.00 | 3.74% |
| March 31, 2033 | \$ 118.00 | \$ 50.00 | \$ 168.00 | 3.70% | \$ 33.00 | \$ 201.00 | 3.61% |
| March 31, 2034 | \$ 119.00 | \$ 50.00 | \$ 169.00 | 0.60% | \$ 34.00 | \$ 203.00 | 1.00% |
| March 31, 2035 | \$ 120.00 | \$ 50.00 | \$ 170.00 | 0.59% | \$ 35.00 | \$ 205.00 | 0.99% |

Green Oak Charter Township
 Sewer System - O & M and Capital Reserve Funds
 Sewer Rate Analysis/Worksheets
 Forecast of Revenues & Expenses
 For The Years Ending 3/31/25 through 3/31/35

| | | | | | | | | | | | |
|------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Grinder Rate/REU/QTR | \$ 25.00 | \$ 26.00 | \$ 27.00 | \$ 28.00 | \$ 29.00 | \$ 30.00 | \$ 31.00 | \$ 32.00 | \$ 33.00 | \$ 34.00 | \$ 35.00 |
| Oper Rate/REU/QTR | \$ 106.00 | \$ 112.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 115.00 | \$ 116.00 | \$ 117.00 | \$ 118.00 | \$ 119.00 | \$ 120.00 |
| Capital Rate/REU/QTR | \$ - | \$ 15.00 | \$ 20.00 | \$ 25.00 | \$ 30.00 | \$ 35.00 | \$ 40.00 | \$ 45.00 | \$ 50.00 | \$ 50.00 | \$ 50.00 |
| # REU'S GRINDER PUMPS | 478 | 480 | 482 | 484 | 486 | 488 | 490 | 492 | 494 | 496 | 498 |
| # REU'S OPER & CAPITAL | 1,383 | 1,385 | 1,387 | 1,389 | 1,391 | 1,393 | 1,395 | 1,397 | 1,399 | 1,401 | 1,403 |

O & M Fund

| | Year Ending March 31, 2025 | Year Ending March 31, 2026 | Year Ending March 31, 2027 | Year Ending March 31, 2028 | Year Ending March 31, 2029 | Year Ending March 31, 2030 | Year Ending March 31, 2031 | Year Ending March 31, 2032 | Year Ending March 31, 2033 | Year Ending March 31, 2034 | Year Ending March 31, 2035 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Revenues | | | | | | | | | | | |
| 400 Sewer Billings - grinder fee | 47,800 | 49,920 | 52,056 | 54,208 | 56,376 | 58,560 | 60,760 | 62,976 | 65,208 | 67,456 | 69,720 |
| 402 Sewer Billings - operations | 586,392 | 620,480 | 638,020 | 638,940 | 639,860 | 640,780 | 647,280 | 653,796 | 660,328 | 666,876 | 673,440 |
| 404 Sewer Billings - capital fee | - | 83,100 | 110,960 | 138,900 | 166,920 | 195,020 | 223,200 | 251,460 | 279,800 | 280,200 | 280,600 |
| 658 Penalties on Billings | 6,200 | 9,742 | 10,017 | 10,031 | 10,046 | 10,060 | 10,162 | 10,265 | 10,367 | 10,470 | 10,573 |
| 440 Interest Income | 9,571 | 10,285 | 11,501 | 12,824 | 13,912 | 14,753 | 15,332 | 15,751 | 15,998 | 16,062 | 15,929 |
| 682 Gain/(loss) investments | - | - | - | - | - | - | - | - | - | - | - |
| 699 Trans in from GF | - | - | - | - | - | - | - | - | - | - | - |
| 671 Revenues - other | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 |
| Total Revenue | 651,463 | 775,026 | 824,053 | 856,403 | 888,614 | 920,673 | 958,235 | 995,748 | 1,033,202 | 1,042,564 | 1,051,762 |
| Expenses | | | | | | | | | | | |
| 700 Operating Supplies | 20,000 | 20,500 | 21,013 | 21,538 | 22,076 | 22,628 | 23,194 | 23,774 | 24,368 | 24,977 | 25,602 |
| 702 Postage | 2,500 | 2,563 | 2,627 | 2,692 | 2,760 | 2,829 | 2,899 | 2,972 | 3,046 | 3,122 | 3,200 |
| 704 Legal Fees | 3,500 | 3,588 | 3,677 | 3,769 | 3,863 | 3,960 | 4,059 | 4,160 | 4,264 | 4,371 | 4,480 |
| 706 Contracted Services | 135,000 | 138,375 | 141,834 | 145,380 | 149,015 | 152,740 | 156,559 | 160,473 | 164,484 | 168,597 | 172,811 |
| 708 Comp maintenance | 1,200 | 1,230 | 1,261 | 1,292 | 1,325 | 1,358 | 1,392 | 1,426 | 1,462 | 1,499 | 1,536 |
| 710 Biosolids removal | 18,000 | 18,450 | 18,911 | 19,384 | 19,869 | 20,365 | 20,874 | 21,396 | 21,931 | 22,480 | 23,042 |
| 712 Permit Required For Services | 1,000 | 1,025 | 1,051 | 1,077 | 1,104 | 1,131 | 1,160 | 1,189 | 1,218 | 1,249 | 1,280 |
| 714 Sodium Monitoring | 2,000 | 2,050 | 2,101 | 2,154 | 2,208 | 2,263 | 2,319 | 2,377 | 2,437 | 2,498 | 2,560 |
| 716 Engineering Fees | 20,000 | 20,500 | 21,013 | 21,538 | 22,076 | 22,628 | 23,194 | 23,774 | 24,368 | 24,977 | 25,602 |
| 718 Telephone Expense | 3,000 | 3,075 | 3,152 | 3,231 | 3,311 | 3,394 | 3,479 | 3,566 | 3,655 | 3,747 | 3,840 |
| 720 Natural Gas & Heating Oil | 3,600 | 3,690 | 3,782 | 3,877 | 3,974 | 4,073 | 4,175 | 4,279 | 4,386 | 4,496 | 4,608 |
| 722 Diesel Fuel | 4,600 | 4,715 | 4,833 | 4,954 | 5,078 | 5,204 | 5,335 | 5,468 | 5,605 | 5,745 | 5,888 |
| 724 Electricity | 102,000 | 104,550 | 107,164 | 109,843 | 112,589 | 115,404 | 118,289 | 121,246 | 124,277 | 127,384 | 130,569 |
| 726 Building Repairs | 5,000 | 5,125 | 5,253 | 5,384 | 5,519 | 5,657 | 5,798 | 5,943 | 6,092 | 6,244 | 6,400 |
| 728 R & M - Oper Equip | 10,000 | 10,250 | 10,506 | 10,769 | 11,038 | 11,314 | 11,597 | 11,887 | 12,184 | 12,489 | 12,801 |
| 730 R & M - Pump Station | 20,000 | 20,500 | 21,013 | 21,538 | 22,076 | 22,628 | 23,194 | 23,774 | 24,368 | 24,977 | 25,602 |
| 732 R & M - Grinder Pumps | 25,000 | 25,625 | 26,266 | 26,922 | 27,595 | 28,285 | 28,992 | 29,717 | 30,460 | 31,222 | 32,002 |
| 734 R & M - Grinder Pump Replacements | 125,000 | 128,125 | 131,328 | 134,611 | 137,977 | 141,426 | 144,962 | 148,586 | 152,300 | 156,108 | 160,011 |
| 736 Miscellaneous Expense | 1,000 | 1,025 | 1,051 | 1,077 | 1,104 | 1,131 | 1,160 | 1,189 | 1,218 | 1,249 | 1,280 |
| 738 Out of Scope Expenses | 100,000 | 102,500 | 105,063 | 107,689 | 110,381 | 113,141 | 115,969 | 118,869 | 121,840 | 124,886 | 128,008 |
| 740 Miss Dig Expenses | 4,500 | 4,613 | 4,728 | 4,846 | 4,967 | 5,091 | 5,219 | 5,349 | 5,483 | 5,620 | 5,760 |
| 742 Permit Fees | 8,000 | 8,200 | 8,405 | 8,615 | 8,831 | 9,051 | 9,278 | 9,509 | 9,747 | 9,991 | 10,241 |
| 744 IT Lease | 600 | 615 | 630 | 646 | 662 | 679 | 696 | 713 | 731 | 749 | 768 |
| 748 Service Fees | 250 | 256 | 263 | 269 | 276 | 283 | 290 | 297 | 305 | 312 | 320 |
| 750 Trans out to reserves | - | 83,100 | 110,960 | 138,900 | 166,920 | 195,020 | 223,200 | 251,460 | 279,800 | 280,200 | 280,600 |
| 752 | - | - | - | - | - | - | - | - | - | - | - |
| 754 | - | - | - | - | - | - | - | - | - | - | - |
| 756 | - | - | - | - | - | - | - | - | - | - | - |
| Total Expenses | 615,750 | 714,244 | 757,882 | 801,995 | 846,593 | 891,685 | 937,281 | 983,393 | 1,030,032 | 1,049,187 | 1,068,812 |
| Revenues over (under) expenditures | 35,713 | 60,783 | 66,171 | 54,408 | 42,021 | 28,988 | 20,953 | 12,355 | 3,170 | (6,624) | (17,050) |
| Beginning O & M Equity | 478,533 | 514,246 | 575,028 | 641,199 | 695,607 | 737,629 | 766,617 | 787,570 | 799,925 | 803,095 | 796,472 |
| Ending O & M Equity | 514,246 | 575,028 | 641,199 | 695,607 | 737,629 | 766,617 | 787,570 | 799,925 | 803,095 | 796,472 | 779,422 |
| Recommended Equity (Total Exp less Trans to Reserves) | 615,750 | 631,144 | 646,922 | 663,095 | 679,673 | 696,665 | 714,081 | 731,933 | 750,232 | 768,987 | 788,212 |

Green Oak Charter Township

Sewer System - O & M and Capital Reserve Funds

Additional REU's for the year

Sewer Rate Analysis/Worksheets

Tap Fee per REU

| | | | | | | | | | | | | | |
|----|-------|----|-------|----|-------|----|-------|----|-------|----|-------|----|-------|
| | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | |
| \$ | 7,200 | \$ | 7,200 | \$ | 7,200 | \$ | 7,200 | \$ | 7,200 | \$ | 7,200 | \$ | 7,200 |

Forecast of Revenues & Expenses

For The Years Ending 3/31/25 through 3/31/35

| | Year Ending March 31, 2025 | Year Ending March 31, 2026 | Year Ending March 31, 2027 | Year Ending March 31, 2028 | Year Ending March 31, 2029 | Year Ending March 31, 2030 | Year Ending March 31, 2031 | Year Ending March 31, 2032 | Year Ending March 31, 2033 | Year Ending March 31, 2034 | Year Ending March 31, 2035 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Capital Reserve Replacement/Improvement Fund | | | | | | | | | | | |
| Revenues | | | | | | | | | | | |
| 403 Tap Fee - new customer | - | 14,400 | 14,400 | 14,400 | 14,400 | 14,400 | 14,400 | 14,400 | 14,400 | 14,400 | 14,400 |
| 410 Transfers in from O & M | - | 83,100 | 110,960 | 138,900 | 166,920 | 195,020 | 223,200 | 251,460 | 279,800 | 280,200 | 280,600 |
| 440 Interest Income | 75,123 | 38,376 | 30,694 | 30,876 | 30,401 | 32,253 | 35,003 | 36,731 | 37,409 | 23,957 | 29,014 |
| 460 Other | - | - | - | - | - | - | - | - | - | - | - |
| 462 Other | - | - | - | - | - | - | - | - | - | - | - |
| 464 Other | - | - | - | - | - | - | - | - | - | - | - |
| Total Revenues | 75,123 | 135,876 | 156,054 | 184,176 | 211,721 | 241,673 | 272,603 | 302,591 | 331,609 | 318,557 | 324,014 |
| Expenses | | | | | | | | | | | |
| Capital Outlay | | | | | | | | | | | |
| 970 Sand | 50,000 | - | - | - | - | - | - | 130,000 | - | - | - |
| 972 Screens for plant | 500,000 | - | - | - | - | - | - | - | 550,000 | - | - |
| 973 Blower Upgrades | 600,000 | - | - | - | - | - | - | - | - | - | - |
| 974 Generators | - | 75,000 | - | - | - | - | - | - | 80,000 | - | - |
| 975 Power Vent | - | 156,950 | - | - | - | - | - | - | - | - | - |
| 976 Sandbeds | - | - | - | - | - | - | 65,000 | - | - | - | - |
| 978 AC & Furnace | - | 10,000 | - | - | - | - | - | - | - | - | - |
| 980 Design Engr. - Expansion | - | - | - | - | - | - | - | - | - | - | - |
| 982 Construction - Expansion | - | - | - | - | - | - | - | - | - | - | - |
| 984 Roof | - | - | - | 50,000 | - | - | - | - | - | - | - |
| 986 Collection Sys. Replace/Improvements | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 |
| 988 Plant Equip Replace/Improvements | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 | 75,000 |
| Total Expenses | 1,300,000 | 391,950 | 150,000 | 200,000 | 150,000 | 150,000 | 215,000 | 280,000 | 780,000 | 150,000 | 150,000 |
| Revenues over (under) expenditures | (1,224,877) | (256,074) | 6,054 | (15,824) | 61,721 | 91,673 | 57,603 | 22,591 | (448,391) | 168,557 | 174,014 |
| Beginning Capital Reserve Equity | 2,504,089 | 1,279,212 | 1,023,138 | 1,029,192 | 1,013,368 | 1,075,089 | 1,166,762 | 1,224,364 | 1,246,955 | 798,564 | 967,121 |
| Ending Capital Reserve Equity | 1,279,212 | 1,023,138 | 1,029,192 | 1,013,368 | 1,075,089 | 1,166,762 | 1,224,364 | 1,246,955 | 798,564 | 967,121 | 1,141,135 |

**GREEN OAK CHARTER TOWNSHIP
ORDINANCE NUMBER 01-2025**

**CHAPTER 38, ZONING AN ORDINANCE TO ADD ARTICLE IV. Supplementary Regulations
Sec. 38-203. Event Barns **THEREOF.****

GREEN OAK CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment of Chapter 38

Add New Definition

Sec. 38-1. Definitions.

Event Barn: a site or facility with a structure(s) approved by the Township to conduct private events by renting or leasing to private parties on a commercial basis.

Add New Section

Article IV. Supplementary Regulations

Sec. 38-203. Event Barns.

Event Barns shall be subject to the following limitations:

- (a) The site shall be a minimum of fifteen (15) acres.
- (b) The site shall have at least one (1) property line abutting a public, paved road.
- (c) The site shall provide all public access directly to a public, paved road.
- (d) Interior roads must be constructed in accordance with the material requirements indicated in Sec. 17-125(d)(2).
- (e) Minimum front, side, and rear setbacks shall be one hundred (100) feet wide and shall be landscaped with trees, shrubs, and grass in accordance with Section 38-177. Landscape screening is required where adjacent to any residentially zoned or used property. All landscaping shall be maintained in a healthy condition.
- (f) Parking must be sufficient to handle the number of attendees plus staff in accordance with Section 38-312. All parking must be on the subject property. No parking or structures shall be permitted within the setback areas, except required entrance drives and any decorative screening walls as may be used to obscure the use from abutting residential districts.
- (g) All event barns shall have sanitary facilities as approved by the Livingston County Health Department if not on public sewer and water.
- (h) Portable toilets are permitted with the following limitations:
 - a. Must be serviced within twenty-four (24) hours of the completion of the event for which the toilets were used.
 - b. Must be located at least one hundred (100) feet from any adjacent residentially zoned or used property.
 - c. Must be located at least fifty (50) feet from the ordinary high-water elevation of any lake or stream.
 - d. Must be oriented in such a way that the opening or door faces away from any adjacent residentially zoned or used property.
 - e. Must include internal hand washing facilities with soap and running water.
- (i) All lighting must comply with the requirements set forth in Section 38-364. Color temperature of all exterior lights must not exceed 3500 Kelvin.
- (j) No overnight guests are permitted.
- (k) All serving of alcohol shall have proper licensing per the Michigan Liquor Control Commission.

- (l) All serving of food shall have all permits as required by the Livingston County Health Department.
- (m) Hours of operation are limited as follows:
 - a. Outdoor events: 10 a.m. to 10 p.m. Monday through Thursday. 10 a.m. to 12:00 a.m. Friday through Sunday. All amplified music must end by 11 p.m.
 - b. Indoor events: 7 a.m. to 10 p.m. Monday through Thursday. 7 a.m. to 12:00 a.m. Friday through Sunday.
- (n) Events to be allowed include weddings, birthdays, anniversaries, family reunions, graduation events, non-profit or fundraising events, holiday celebrations, or similar.
- (o) Maximum number of guests permitted shall not exceed the maximum occupancy of the building.
- (p) Trash generated on site must be removed within twenty-four (24) hours of the event's completion.
- (q) A representative of the owner must be available and onsite for contact during any event. Said person is responsible for ensuring compliance with all applicable Township ordinances and permits. The owner must maintain current contact information for the onsite responsible person on file with the Township. The owner shall make every effort to encourage patrons to drive slowly and respectfully on their way to and from the facility.
- (r) Must comply with all other Township and State ordinances and codes.

Addition to Sec. 38-135. Schedule of use regulations.

Event barns are permitted as a special approval use in the GB, RE, RF, R3, and R2 zoning districts.

Addition to Sec. 38-312. Off-street parking space requirements.

| USE | Required number of parking spaces | Unit of measure |
|-------------------|-----------------------------------|---|
| Commercial | | |
| Event barn | 1 | Per two (2) guests based on maximum occupancy of the building |
| | 1 | Per employee + contracted service staff |

Section 2. Repealer.

This ordinance repeals any ordinances in conflict thereof.

Section 3. Savings Clause.

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 4. Publication and Effective Date.

This ordinance shall be effective on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

Section 6. Adoption.

That this ordinance was duly adopted by the Green Oak Charter Township Board at its regular meeting called and held on _____, 2025 and was ordered given publication in the manner required by law.

GREEN OAK CHARTER TOWNSHIP

Michael H. Sedlak, Township Clerk

Adoption Date: _____, 2025
Publication Date: _____, 2025
Effective Date: _____, 2025

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

LOCAL CASE NUMBER Text Amendment COUNTY CASE NUMBER 2-16-24

The Green Oak Charter Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: _____ Property tax identifier: _____
Location: _____
Existing Zoning District is: _____ Proposed Zoning District: _____
Name of Petitioner: _____ Name of Property Owner: _____
Purpose of Change: _____
Existing Land Use: _____

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): 38 Article Name(s): _____
Section Number(s): 203 Section Name(s): Wedding Event Barns

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on April 26, 2024 in the Brighton Argus
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)

Newspaper, which has general circulation in the jurisdiction. The Green Oak Charter Township Planning
Commission held a public hearing on May 15, 2024 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

MASTER PLAN

Adoption of new or revised plan Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)
in the _____ Newspaper, which has general circulation in the jurisdiction.
The Green Oak Charter Township Planning Commission held a public hearing on _____ to hear the
views of the public on the proposed amendment. (date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Green Oak Charter Township Planning Commission, at its meeting of June 20, 2024, was:
(date)
 Approval Disapproval Approval under the following conditions: (use additional sheets as necessary)

[Signature]
(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting 7-17-24

The Commission on the above meeting date took the following action:
 Approval Approval with conditions stated in attachment Disapproval No action-encourage further review

[Signature] (Chair Signature) [Signature] (Director Signature)

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Green Oak Charter Township Board at a legally constituted
meeting held on the above date PASSED PASSED WITH AMENDED LANGUAGE DID NOT PASS NO ACTION-ENCOURAGE FURTHER REVIEW the
recommended change contained herein.

(Clerk)

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

LOCAL CASE NUMBER Text Amendment COUNTY CASE NUMBER _____

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REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: _____ Property tax identifier: _____
Location: _____
Existing Zoning District is: _____ Proposed Zoning District: _____
Name of Petitioner: _____ Name of Property Owner: _____
Purpose of Change: _____
Existing Land Use: _____

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): 38 Article Name(s): _____
Section Number(s): 203 Section Name(s): Wedding Event Barns

Please attach a copy of the proposed zoning ordinance changes.

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(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)
_____ Newspaper, which has general circulation in the jurisdiction. The Green Oak Charter Township Planning
Commission held a public hearing on May 15, 2024 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

MASTER PLAN

Adoption of new or revised plan Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)
in the _____ Newspaper, which has general circulation in the jurisdiction.
The Green Oak Charter Township Planning Commission held a public hearing on _____ to hear the
views of the public on the proposed amendment. (date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Green Oak Charter Township Planning Commission, at its meeting of June 20, 2024, was:
(date)
 Approval Disapproval Approval under the following conditions: (use additional sheets as necessary)


(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting _____
The Commission on the above meeting date took the following action:
 Approval Approval with conditions stated in attachment Disapproval No action-encourage further review

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Green Oak Charter Township Board at a legally constituted meeting held on the above date PASSED PASSED WITH AMENDED LANGUAGE DID NOT PASS NO ACTION-ENCOURAGE FURTHER REVIEW the recommended change contained herein.

(Clerk)



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Green Oak Township Planning Commission

FROM: Paul Montagno, AICP & Michelle Marin, AICP

DATE: December 23, 2024

RE: Zoning Regulations for Event Barns

At the October 16, 2024, Board of Trustees meeting, the Board requested that the Planning Commission reconsider the proposed zoning regulations for event barns. Discussion centered on the restrictions on event size and frequency. The Board determined that the proposed regulations were overly restrictive. At the December 19, 2024, Planning Commission, edits were discussed and recommended to limit the restrictions. Below is a summary of the changes that were discussed.

Changed Regulations:

- (h) Portable toilets are permitted with the following limitations:
 - a. Must be serviced within twenty-four (24) hours of the completion of the event for which the toilets were used.
 - b. Must be located at least one hundred (100) feet from any adjacent residentially zoned or used property.

- (n) Hours of operation are limited as follows:
 - a. Outdoor events: 10 a.m. to 10 p.m. Monday through Thursday. 10 a.m. to 12:00 a.m. Friday through Sunday. All amplified music must end by 11 p.m.
 - b. Indoor events: 7 a.m. to 10 p.m. Monday through Thursday. 7 a.m. to 12:00 a.m. Friday through Sunday.

Removed Regulations:

It was determined the limiting the number of events was not necessary because existing regulations and the other proposed regulations were designed to ensure that the use would not be disturbing to neighboring property owners. The following regulations have been removed for the draft language:

New Regulation:

- (o) Maximum number of guests permitted shall not exceed the maximum occupancy of the building.

The parking requirements were also changed to account for the removal of section q.

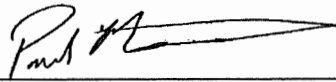
| (n) USE | Required number of parking spaces | Unit of measure |
|---------|-----------------------------------|-----------------|
|---------|-----------------------------------|-----------------|

December 23, 2024
Zoning Regulations for Wedding/Event Barns

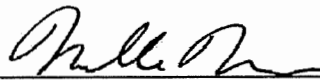
| Commercial | | |
|-------------------|---|---|
| Event barn | 1 | Per two (2) guests based on maximum occupancy of the building |
| | 1 | Per employee + contracted service staff |

We look forward to hearing your feedback on the updates to this proposed draft ordinance amendment. Should the Planning Commission find the revised event barn ordinance language satisfactory, a motion to recommend approval would be appropriate at the next Planning Commission meeting. Please let us know if you have any questions or concerns.

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

cc. Mark St. Charles, Township Supervisor
Debra McKenzie, Planning & Zoning Administrator
Matthew Zalewski, Township Attorney
Kristin Kolb, Township Attorney

Add New Definition

Sec. 38-1. Definitions.

Event Barn: a site or facility with a structure(s) approved by the Township to conduct private events by renting or leasing to private parties on a commercial basis.

Add New Section

Article IV. Supplementary Regulations

Sec. 38-203. Event Barns.

Event Barns shall be subject to the following limitations:

- (a) The site shall be a minimum of fifteen (15) acres.
- (b) The site shall have at least one (1) property line abutting a public, paved road.
- (c) The site shall provide all public access directly to a public, paved road.
- (d) Interior roads must be constructed in accordance with the material requirements indicated in Sec. 17-125(d)(2).
- (e) Minimum front, side, and rear setbacks shall be one hundred (100) feet wide and shall be landscaped with trees, shrubs, and grass in accordance with Section 38-177. Landscape screening is required where adjacent to any residentially zoned or used property. All landscaping shall be maintained in a healthy condition.
- (f) Parking must be sufficient to handle the number of attendees plus staff in accordance with Section 38-312. All parking must be on the subject property. No parking or structures shall be permitted within the setback areas, except required entrance drives and any decorative screening walls as may be used to obscure the use from abutting residential districts.
- (g) All event barns shall have sanitary facilities as approved by the Livingston County Health Department if not on public sewer and water.
- (h) Portable toilets are permitted with the following limitations:
 - a. Must be serviced within twenty-four (24) hours of the completion of the event for which the toilets were used.
 - b. Must be located at least one hundred (100) feet from any adjacent residentially zoned or used property.
 - c. Must be located at least fifty (50) feet from the ordinary high-water elevation of any lake or stream.
 - d. Must be oriented in such a way that the opening or door faces away from any adjacent residentially zoned or used property.
 - e. Must include internal hand washing facilities with soap and running water.
- (i) All lighting must comply with the requirements set forth in Section 38-364. Color temperature of all exterior lights must not exceed 3500 Kelvin.
- (j) No overnight guests are permitted.
- (k) All serving of alcohol shall have proper licensing per the Michigan Liquor Control Commission.
- (l) All serving of food shall have all permits as required by the Livingston County Health Department.
- (m) Hours of operation are limited as follows:

- a. Outdoor events: 10 a.m. to 10 p.m. Monday through Thursday. 10 a.m. to 12:00 a.m. Friday through Sunday. All amplified music must end by 11 p.m.
- b. Indoor events: 7 a.m. to 10 p.m. Monday through Thursday. 7 a.m. to 12:00 a.m. Friday through Sunday.
- (n) Events to be allowed include weddings, birthdays, anniversaries, family reunions, graduation events, non-profit or fundraising events, holiday celebrations, or similar.
- (o) Maximum number of guests permitted shall not exceed the maximum occupancy of the building.
- (p) Trash generated on site must be removed within twenty-four (24) hours of the event's completion.
- (q) A representative of the owner must be available and onsite for contact during any event. Said person is responsible for ensuring compliance with all applicable Township ordinances and permits. The owner must maintain current contact information for the onsite responsible person on file with the Township. The owner shall make every effort to encourage patrons to drive slowly and respectfully on their way to and from the facility.
- (r) Must comply with all other Township and State ordinances and codes.

Addition to Sec. 38-135. Schedule of use regulations.

Event barns are permitted as a special approval use in the GB, RE, RF, R3, and R2 zoning districts.

Addition to Sec. 38-312. Off-street parking space requirements.

| USE | Required number of parking spaces | Unit of measure |
|-------------------|-----------------------------------|---|
| Commercial | | |
| Event barn | 1 | Per two (2) guests based on maximum occupancy of the building |
| | 1 | Per employee + contracted service staff |



Livingston County Department of Planning

July 18, 2024

Green Oak Township Board of Trustees
c/o Michael Sedlak, Clerk
10001 Silver Lake Rd.
Brighton, MI 48116

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

Re: Z-16-24 Planning Commission Review of Amendment to the Zoning Ordinance: Sec. 38-203 Supplementary Regulations: Event Barns

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, July 17, 2024, and reviewed text amendment above. The County Planning Commissioners made the following recommendation:

Z-16-24 Approval. The proposed amendment to Green Oak Township Zoning Ordinance are appropriate and consistent with existing ordinance language. Please, see staff review for recommendations prior to final approval.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Martha Haglund

Enclosures

c: Cris Burkhalter, Chair, Planning Commission
Debra McKenzie, Township Zoning Administrator

Meeting minutes and agendas are available at:
<https://milivcounty.gov/planning/commission/>

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
milivcounty.com/planning



Livingston County Department of Planning

MEMORANDUM

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

TO: Livingston County Planning Commission and the Green Oak Board of Trustees

FROM: Martha Haglund, Principal Planner

DATE: July 5, 2024

SUBJECT: Z-16-24. Amendment to 38-203 Supplementary Regulations: Event Barns

Green Oak Township Planning Commission is proposing to amend their Zoning Ordinance to include Event Barns as a new use and adopt standards to regulate them. Staff has reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offers the following summary for your review. Staff comments are written in *italic* with additions and changes to the ordinance written in **red**.

New Definition: Sec. 38-1. Definitions

Event Barn: a site or facility with an agricultural structure(s) approved by the Township to conduct private events by renting or leasing to private parties on a commercial basis.

New Section: - Article IV. Supplementary Regulations

Sec. 38-203. Event Barns.

Event Barns shall be subject to the following limitations:

- (a) The site shall be a minimum of fifteen (15) acres.
- (b) The site shall have at least one (1) property line abutting a public, paved road.
- (c) The site shall provide all public access directly to a public, paved road.
- (d) Interior roads must be constructed in accordance with the material requirements indicated in Sec. 17-125(d)(2).

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site

www.milivcounty.gov/planning



Z-16-24: Green Oak Charter Township
Amendment to Section 38-203: Wedding/Event Barns

Staff Comments: Staff was unable to find the above standards listed in the Green Oak Township's Zoning Ordinances. 17-125(d)(2). Staff is unsure of what the intent is here; Do Event Barns usually have interior roads like a subdivision?

Perhaps, "Sec. 38-313: Parking lot Construction and Operation" is the correct section to reference. This section has standards for surface material of driveways, loading, and turnaround areas.

(e) Minimum front, side, and rear setbacks shall be one hundred (100) feet wide and shall be landscaped with trees, shrubs, and grass in accordance with Section 38-177. Landscape screening is required where adjacent to any residentially zoned or used property. All landscaping shall be maintained in a healthy condition.

Staff Comments: Consider the following revision:

(e) Minimum front, side, and rear setbacks shall be one hundred (100) feet ~~wide from the adjacent property line~~, and shall be landscaped with trees, shrubs, and grass in accordance with Section 38-177.

(f) Parking must be sufficient to handle the number of attendees plus staff in accordance with Section 38-312. All parking must be on the subject property. No parking or structures shall be permitted within the setback areas, except required entrance drives and any decorative screening walls as may be used to obscure the use of abutting residential districts.

(g) All event barns shall have sanitary facilities as approved by the Livingston County Health Department if not on public sewer and water.

(h) Portable toilets are permitted with the following limitations:

- a. Must be serviced within twenty-four (24) hours of the completion of the event for which the toilet was used.
- b. Must be located at least fifty (50) feet from any adjacent residentially zoned or used property.
- c. Must be located at least fifty (50) feet from the ordinary high-water elevation of any lake or stream.
- d. Must be oriented in such a way that the opening or door faces away from any adjacent residentially zoned or used property.
- e. Must include internal hand washing facilities with soap and running water.

Staff Comments: Although portable toilets may be considered temporary, for consistency, staff recommends using the same setback requirements as permanent structures. According to the proposed language here, that would be 100-foot setbacks [from the adjacent property line].



Z-16-24: Green Oak Charter Township
Amendment to Section 38-203: Wedding/Event Barns

- (i) No amplified music is permitted outdoors.
- (j) All lighting must comply with the requirements set forth in Section 38-364. Color temperature of all exterior lights must not exceed 3500 Kelvin.
- (k) No overnight guests are permitted.
- (l) All serving of alcohol shall have proper licensing per the Michigan Liquor Control Commission.
- (m) All serving of food shall have all permits as required by the Livingston County Health Department.
- (n) Hours of operation are limited as follows:
 - a. 10 a.m. to 10 p.m. Monday through Thursday
 - b. 10 a.m. to 12:00 a.m. Friday through Sunday.All amplified music must end by 10 p.m.
- (o) Events to be allowed include weddings, birthdays, anniversaries, family reunions, graduation events, non-profit or fundraising events, holiday celebrations, or similar.
- (p) No regularly recurring events or ceremonies are permitted.

Staff Comments: *Non-profit or fundraising events do hold annual events, and the above requirement may conflict with those types of events. Staff recommends adding a clarifying statement such as:*

- *"A regularly recurring event is considered to be 2 or more times a year."*

- (q) The maximum number of events is as defined below:
 - a. Friday through Sunday:
 - i. One large event and up to three (3) small events per weekend.
 - ii. No concurrent events.
 - iii. Only one (1) event per day.
 - b. Monday through Thursday:
 - i. Small events only
 - ii. Only one (1) event per day.
 - iii. No concurrent events.
 - c. The maximum number of guests is identified below.
 - i. Events cannot exceed the maximum occupancy of the building where the event is held but in no case more than three hundred (300) persons, or less if more stringent capacity limitations are placed on the structure by the Township Building Official.
 - ii. Small events: ten (10) persons per acre or fewer
 - iii. Large events: more than ten (10) persons per acre



Z-16-24: Green Oak Charter Township
 Amendment to Section 38-203: Wedding/Event Barns

Staff Comments: *The above requirements will help developers/event planners categorize events and schedule accordingly to be compliant with ordinance. The 300-person threshold is also used in Brighton Township's Event Barn Ordinance.*

(r) Ceremonies may take place outdoors, but all reception or party events must be inside the barn or within a permanent structure. Tents may be utilized for ceremonies only.

(s) Trash generated on site must be removed within twenty-four (24) hours of the event's completion.

(t) A representative of the owner must be available and onsite for contact during any event. Said person is responsible for ensuring compliance with all applicable Township ordinances and permits. The owner must maintain current contact information for the onsite responsible person on file with the Township. The owner shall make every effort to encourage patrons to drive slowly and respectfully on their way to and from the facility.

(u) Must comply with all other Township and State ordinances and codes.

Addition to Sec. 38-312. Off Street parking space requirements.

| USE | Required number of parking spaces | Unit of measure |
|------------|-----------------------------------|---|
| Commercial | | |
| Event barn | 1 | Per two (2) guests for large events |
| | 1 | Per employee + contracted service staff |

Addition to Sec. 38-135. Schedule of use regulations.

Event barns are permitted as a special approval use in the GB, RE, RF, R3, and R2 zoning districts.

Staff Comments: *For reference, the districts that would permit Event Barns as a special use would be: General Business (GB), Rural Estates (RE), Residential Farming (RF), and Single Family Residential (R2 & R3).*

The proposed amendments require the site provide access to a paved, public road, this will limit proposed projects to where infrastructure is available. The proposed requirements such as 100-foot setback, screening and hours of operation help to ensure the proposed use is compatible with the surrounding zoning districts.



Z-16-24: Green Oak Charter Township
Amendment to Section 38-203: Wedding/Event Barns

Staff Comments: *Other items the Township may want to consider including in the proposed amendments: Event Barns being subject to Sign Ordinance (Article IX) and subject to Accessory Buildings, structures and uses (Sec 38-171).*

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL. The Green Oak Charter Township Planning Commission held a public hearing May 16, 2024, for the proposed amendments. Public Comments included: an individual that is pursuing a wedding venue business in Green Oak Township. He inquired about: parking, portable toilets, and permitting baby showers on weekends. The Planning Commission recommended approval for the proposed amendments at their June 06, 2024, Planning Commission meeting.

RECOMMENDATION: APPROVAL. Overall, staff commends the Township for the thorough standards for Event Barns. There are several suggestions outlined in the staff review that the Green Oak Township Board may want to consider prior to final adoption. The Event Barn procedures and standards are appropriate and strengthen Green Oak Charter Township's ordinance.



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, July 17, 2024 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link at the bottom of the agenda.

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – July 17, 2024
5. Approval of Meeting Minutes – June 19, 2024
6. Approval of Special Meeting Minutes – July 9, 2024
7. Call to the Public
8. Zoning Reviews
 - A. Z-15-24: Hamburg Township Text Amendments, Section 36-429 PUD/Elderly Cottage Housing Opportunity (ECHO)
 - B. Z-16-24: Green Oak Township Text Amendments, Section 203 Wedding Barn Events
 - C. Z-17-24: Green Oak Township Text Amendments, Section 38-191 & 196 Supplementary Regulations, Industrial Building Construction
 - D. Z-18-24: Green Oak Township Text Amendments, Section 38-137 Minimum Square Footage for Dwellings
 - E. Z-19-24: Genoa Township Text Amendments, Section 7.02.01 Laundromats added to Commercial Districts
9. Old Business:
10. New Business:
 - A. Commissioner terms expiring October 2024: Bill Call, Dennis Bowdoin, Jason Schrock.
11. Reports
12. Commissioners Heard and Call to the Public
13. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
<https://milivcounty.gov/planning/>

Via Zoom (on-line meetings):

<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRlWkVlZz09>

Via the Zoom app

Join a meeting, with meeting number: 399 700 0062

Enter the password: LCBOC (ensure there are no spaces before or after the password)

Meeting ID: 399 700 0062

Password: 886752

NOTICE OF POSTING

Please be notified that Green Oak Charter Township Planning Commission will hold a public hearing on May 15, 2024, at 7pm in the Township Hall. The purpose of the public hearing is to receive comments on the following Text Amendments to the Zoning Ordinance. To add a new section to the zoning ordinance Article IV. Supplementary Regulations Sec. 38-202. Zoning Regulations for Wedding/Event Barns. The second public hearing is to update the Minimum floor area requirements for residential dwellings on Sec. 38-137. Miscellaneous regulations.

Information is posted at the following locations and on greenoaktwp.com.

9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863
Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road,
Brighton, MI

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

LOCAL CASE NUMBER R01-2025 COUNTY CASE NUMBER _____

The Green Oak Charter Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: _____ Property tax identifier: 4716-21-200-013
Location: 10983 Silver Lake Road
Existing Zoning District is: LB Proposed Zoning District: R2 Single Family Residential
Name of Petitioner: Johnny Yono Name of Property Owner: Johnny Yono
Purpose of Change: The store closed the business and they would like to convert store into family home.
Existing Land Use: Single Family Residential

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): _____ Article Name(s): _____
Section Number(s): _____ Section Name(s): _____

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on December 29, 2024 in the Brighton Press
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2008, MCL 125.3103)

Newspaper, which has general circulation in the jurisdiction. The Green Oak Charter Township Planning

Commission held a public hearing on January 16, 2025 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

MASTER PLAN

Adoption of new or revised plan Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)

in the _____ Newspaper, which has general circulation in the jurisdiction.

The Green Oak Charter Township Planning Commission held a public hearing on _____ to hear the views of the public on the proposed amendment. (date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Green Oak Charter Township Planning Commission, at its meeting of February 6, 2025, was:
(date)

- Approval
- Disapproval
- Approval under the following conditions: (use additional sheets as necessary)

(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting _____
The Commission on the above meeting date took the following action:

- Approval
- Approval with conditions stated in attachment
- Disapproval
- No action-encourage further review

(Chair Signature)

(Director Signature)

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Green Oak Charter Township Board at a legally constituted meeting held on the above date PASSED PASSED WITH AMENDED LANGUAGE DID NOT PASS NO ACTION-ENCOURAGE FURTHER REVIEW the recommended change contained herein.

(Clerk)



Livingston County Department of Planning

March 20, 2025

Green Oak Charter Township Board of Trustees
c/o Mike Sedlak, Clerk
10001 Silver Lake Rd.
Brighton, MI 48116

Scott Barb
AICP, PEM
Director

**Re: Livingston County Planning Commission review of proposed rezoning
LB to R-2 (4716-21-200-013)**

Robert A. Stanford
AICP, PEM
Principal Planner

Dear Board Members:

Martha Haglund
Principal Planner
AICP Candidate

The Livingston County Planning Commission met on Wednesday, March 19, 2024, and reviewed the rezoning file referenced above. The County Planning Commissioners strongly encourage the Green Oak Township Planning Commission to review their Master Plan for the subject area and make amendments if necessary. The County Planning Commissioners made the following recommendation:

Z-09-25 Approval. The proposed rezoning from LB (Local Business) to R-2 (Single Family Residential) is compatible with surrounding land uses and development trends in the area.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Martha Haglund

Enclosures

c: **Cris Burkhalter, Chair, Planning Commission**
Debra McKenzie, Township Zoning Administrator

Meeting minutes and agendas are available at:
<https://milivcounty.gov/planning/commission/>

Department Information

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7. ZONING REVIEWS:

A. **Z-09-25: GREEN OAK CHARTER TOWNSHIP, REZONING:
LB LOCAL BUSINESS TO R2 SINGLE FAMILY RESIDENTIAL, IN SECTION 21.**

Current Zoning: LB LOCAL BUSINESS

Proposed Zoning: R2 SINGLE FAMILY RESIDENTIAL

Section: Section 21

Township Master Plan: Green Oak Township's Master Plan designate the subject area as Local Commercial described below.

Local Commercial:

This designation is planned to provide commercial uses to support existing residents and local business needs. Local commercial uses would include stores, offices or other commercial activities that are small in nature generally serving Township residents rather than regional markets. Consideration factors include accessibility to water and sanitary sewers, paved roads, and lands capable of supporting development. Local commercial is appropriate in selected areas near the Silver Lake Road/US-23 interchange and Ten Mile/Rushton Road intersection as designated on the Future Land Use Map.

Township Planning Commission Recommendation: Approval. The Green Oak Township Planning Commission recommended approval at their February 6, 2025, meeting. There were no public comments.

Staff Recommendation: Approval. The proposed rezoning for the subject site (4716-21-200-013) from Local Business to Single Family Residential (R-2) would be compatible with the surrounding planned and existing land uses and is generally consistent with Green Oak Charter Township Master Plan.

Commission Discussion: Commissioner Ikle stated that the master plan dictates a lot of the rezoning. Commissioner Funk stated the downgrading of zoning from commercial back to residential is fine in his opinion. Commissioner Bowdoin requested the Township consider revisiting their master plan to ensure compatibility of uses, specifically for this area.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-0.

B. **Z-10-25: GREEN OAK CHARTER TOWNSHIP, REZONING:
GB GENERAL BUSINESS TO LI LIMITED INDUSTRIAL FLEX ZONE, IN SECTION 3.**

Current Zoning: GB GENERAL BUSINESS

Proposed Zoning: LI LIMITED INDUSTRIAL

Section: Section 3

Township Master Plan: Green Oak Township's Master Plan designate the subject area as General Commercial and Limited Industrial described below.

Western Portion:

General Commercial: Commercial uses are larger in scale and cater to a regional market. These areas have a closer relationship with highway uses and could include automobile related services, restaurants, shopping centers, etc. The criteria for location of these uses include accessibility to water and sewers, direct access to paved roads and lands capable of supporting development. General Commercial is appropriate near US-23 and M-36, US-23 and Eight Mile, and US-23 and Lee Road, and at select locations along Grand River Avenue, as designated on the Future Land Use Plan.



**LIVINGSTON COUNTY PLANNING DEPARTMENT
REZONING REQUEST - | -
STAFF REPORT**

**CASE NUMBER:
Z-09-25**

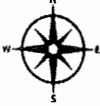
| | | | |
|----------------------------|----------------|------------------------|--------------------|
| COUNTY CASE NUMBER: | Z-09-25 | TOWNSHIP: | GREEN OAK TOWNSHIP |
| REPORT DATE: | 03/03/2025 | SECTION NUMBER: | 21 |
| STAFF ANALYSIS BY: | MARTHA HAGLUND | TOTAL ACREAGE: | 3.24 |

| | |
|---------------------------|--|
| APPLICANT / OWNER: | Johnny Yono |
| LOCATION: | 10983 Silver Lake Road (4716-21-200-013) |
| LAND USE: | Convenience Store & Single-Family Home |

| CURRENT ZONING: | REQUESTED ZONING: |
|---|--|
| Local Business (LB) | Single Family Residential (R2) |
| PERMITTED/SPECIAL USES (Not all inclusive): | PERMITTED/SPECIAL USES (Not all inclusive): |
| <p>Permitted: Retail businesses that supply commodities such as groceries, baked goods, drugs, or hardware; personal service establishments, such as repair shops, Laundry and dry-cleaning pickup, professional offices, financial and business service establishments, post offices and other governmental offices.</p> <p>Special: Eating and drinking establishments, indoor and outdoor recreation, shops providing merchandise to be sold on the premises, planned shopping centers, mini-storage, child day care centers</p> | <p>Permitted: Single-family dwelling, public education institutions, stables, farm operations and roadside stands, public parks and recreation areas.</p> <p>Special: Churches, private schools, municipal buildings and utility buildings, private non-commercial recreation, hospitals, golf courses and country clubs, day care facilities, museums, cemeteries</p> |
| Minimum Lot Area: 20,000 sq. ft. | Minimum Lot Area: 21,750 sq. ft. |

| TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS: | ESSENTIAL FACILITIES AND ACCESS: |
|---|---|
| The Green Oak Township Planning Commission recommended approval at their February 06, 2025, meeting. There were no public comments. | Water: Well |
| | Sewer: Septic |
| | Access: Silver Lake Road |

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

| | | Land Use: | Zoning: | Master Plan: |
|---|----------------------|------------------------|--------------------------|------------------------------|
| Subject Site: | | Commercial/Residential | Limited Business (LB) | Local Commercial |
|  | To the North: | Vacant/Undeveloped | Residential Farming (RF) | Medium Density Residential |
| | To the East: | Residential | Single Family (R2) | Suburban Density Residential |
| | To the South: | Commercial | Local Business (LB) | Local Commercial |
| | To the West: | Residential | Local Business (LB) | Medium Density Residential |

ENVIRONMENTAL CONDITIONS:

| | |
|---------------------------------------|---|
| Soils / Topography: | Boyer-Oshtemo loamy sands, 12 to 18 percent slopes (6.9%) Spinks-Oakville loamy sands, 12 to 18 percent slopes (84.5%), Tawas muck (8.6%) |
| Wetlands: | None |
| Vegetation: | Approximately 1.5 acres has deciduous trees. |
| County Priority Natural Areas: | None |

TOWNSHIP MASTER PLAN DESIGNATION:

Green Oak Township's Master Plan designate the subject area as Local Commercial described below.

Local Commercial:

This designation is planned to provide commercial uses to support existing residents and local business needs. Local commercial uses would include stores, offices or other commercial activities that are small in nature generally serving Township residents rather than regional markets. Consideration factors include accessibility to water and sanitary sewers, paved roads, and lands capable of supporting development. Local commercial is appropriate in selected areas near the Silver Lake Road/US-23 interchange and Ten Mile/Rushton Road intersection as designated on the Future Land Use Map.

COUNTY COMPREHENSIVE PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

COUNTY PLANNING STAFF COMMENTS:

The petitioner intends to use the property as residential not as a commercial business. The application also indicated the desire to split the property but did not indicate how many splits. There is an existing single-family home on the subject site. The Local Business district does not permit residential uses therefore the existing single-family home is considered a legal, non-conforming use. Structural alterations of the single-family home would require the parcel to be rezoned.

AERIAL AND SURROUNDING ZONING MAP:



- LB: Local Business
- LI: Limited Industrial
- R3: Multi Family
- R2: Single Family Residential
- RF: Residential Farming



Section 38-537 of the Green Oak Township's Zoning Ordinance offers Criteria for Amendment of the Official Zoning Map:

a) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.

The Master Plan designates the property as Local Commercial which corresponds to the current zoning of Local Business in the zoning plan. The uses to the north and east are planned for residential uses while the properties to the south and west are planned commercial.

The surrounding planned commercial area is less than 10 parcels. Although the rezoning would not be consistent with the Master Plan designation it could be considered compatible with the planned surrounding residential uses and development trends in the area.

b) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.

There is local commercial to the south and limited industrial to the west but mainly the property is surrounded by residential single-family homes. Considering there is an existing single-family home adjacent to similar residential uses the proposed rezoning would generally be compatible with surrounding land uses.

c) Whether any public services and facilities would be significantly adversely impacted by the development or use allowed under the requested rezoning.

The subject site will remain on well and septic system. We do not anticipate public services and facilities to be significantly adversely impacted by the rezoning. If the petitioner does split the property well and septic would have to be approved by the Livingston County Health Department.

d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the land's current zoning.

The existing zoning was intended for a commercial uses. However, given there is an existing single-family home it would appear the proposed rezoning would be better suited and would bring the legal non-conforming use into compliance.

e) Whether the condition and/or value of the property in the Township or in adjacent communities would be significantly adversely impacted by a development or use allowed under the requested rezoning.

The surrounding area includes complementary residential uses. We would anticipate that the value of the property and surrounding communities would not be adversely impacted.

f) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

There has not been a change in conditions since the original ordinance was adopted for the area.

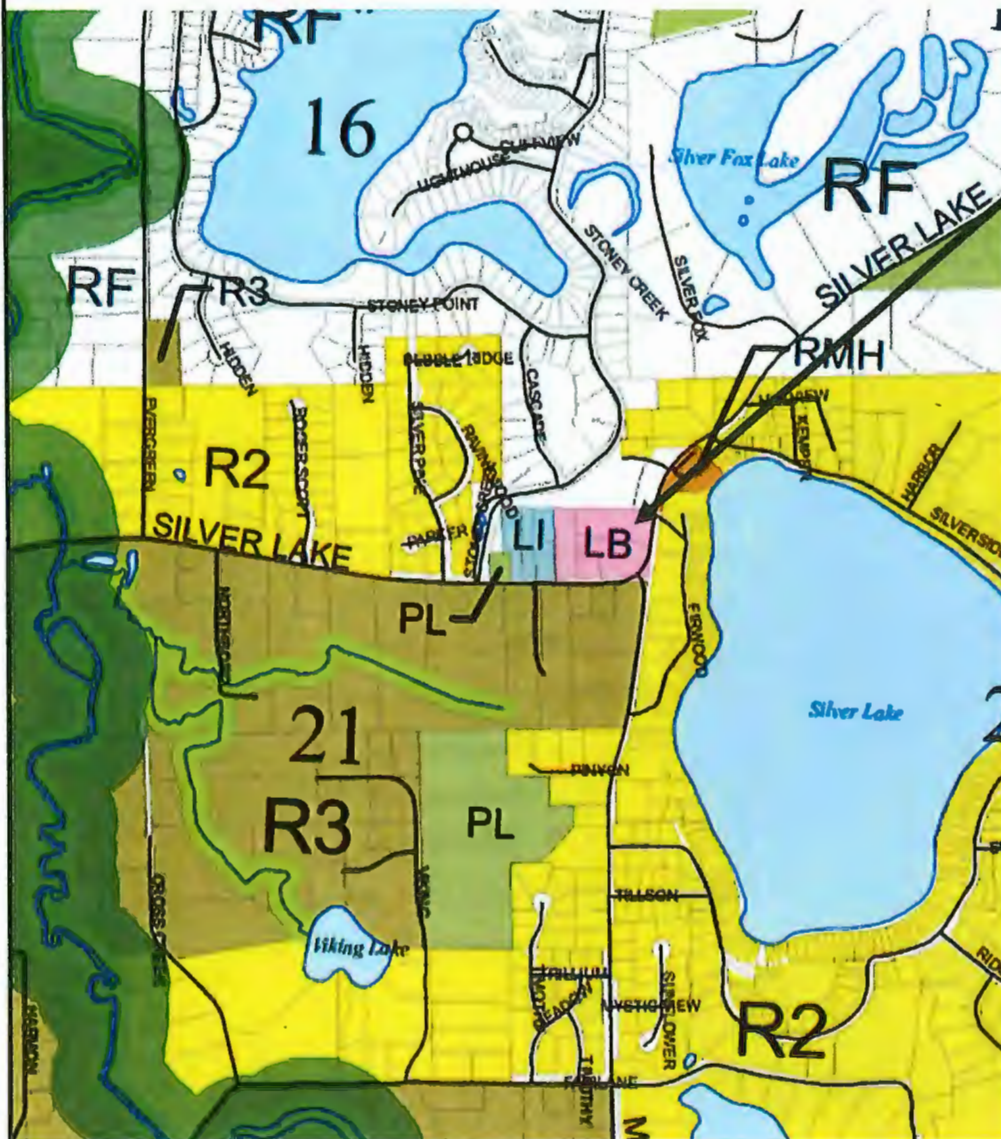
g) Whether precedents might result from approval or denial of the petition and the possible effects of such precedents.

The proposed rezoning would be inconsistent with the Master Plan. However, the above criteria such as consistency of surrounding planned and existing land uses and development trends in the area could be used to support the rezoning request.

COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL: The proposed rezoning for the subject site (4716-21-200-013) from Local Business to Single Family Residential (R-2) would be compatible with the surrounding planned and existing land uses and is generally consistent with Green Oak Charter Township Master Plan.

Township Zoning Map



Subject Site

LEGEND

- Natural River Overlay
- Tributary Overlay
- PL - Public Land
- RF - Residential Farming
- RE - Rural Estates
- R3 - Single Family
- R2 - Single Family
- R2A - Single Family
- R1 - Single Family
- LA - Lake Area Residential
- RM - Multiple Family
- RMH - Mobile Home Park
- LB - Local Business
- GB - General Business
- HC - Highway Commercial
- RO - Research Office
- LI - Limited Industrial
- GI - General Industrial
- PUD - Planned Unit Development
- VMU-1 - Village Mixed Use 1
- VMU-2 - Village Mixed Use 2

FUTURE LAND USE MAP:



Subject Property

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Suburban Density Residential
- High Density Residential
- Multiple Family
- Manufactured Home Park
- Local Commercial
- General Commercial
- Village Mixed Use/PUD
- Research Office
- Limited Industrial
- General Industrial
- Public - Institutional
- Recreation - Conservation
- Natural River



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

January 9, 2025

Land Use and Zoning Analysis for Green Oak Charter Township, Michigan

Applicant: Johnny Yono

Location: 10983 Silver Lake Road

Current Zoning: LB – Local Business

Action Requested: Rezoning from LB – Local Business to R2 Single Family

Required Information: As noted in the following review.

PETITION

The applicant is requesting a rezoning on a parcel with parcel ID number 4716-21-200-013, otherwise known as 10983 Silver Lake Road. The petitioner requests that the parcel be re-designated from LB – Local Business to R2 Single Family Residential.

SITE DESCRIPTION AND CURRENT USE

The subject parcel is 3.24 acres. The site is currently designated as local business. The site includes a convenience/party store and a single family house. Both the house and the store are on the east side of the property, close to Silver Lake Road. The western half of the property is mostly wooded, primarily with deciduous trees. An EGLE-regulated wetland is located on the southern portion of the property, crossing the southern property line. The rezoning petition indicates that the property owners intend to pursue a lot split and to use the property for residential use. Details of any proposed lot split and development are not included in the rezoning petition.

The applicant indicated that there are substantial reasons why the property cannot be used in accord with the existing zoning, but they did not indicate what those reasons are. Single family residences are not a permitted use in the LB zoning district, rendering the existing single family residence a legally nonconforming use. The owners may legally continue use of the single family residence but may not structurally alter the building. Should the petitioner wish to alter the existing single family residence, then a rezoning or a variance would be required.

Figure 1. Aerial view of subject site and vicinity



Source: Nearmap.com

SURROUNDING ZONING AND LAND USE

The following chart compares zoning, future land use designation, and existing land use surrounding the subject parcel.

Table 1. Zoning and Land Use of Site and Surroundings

| | Zoning | Future Land Use | Existing Land Use |
|-----------------------|--------------------------|------------------------------|-----------------------------|
| Subject parcel | LB – Local Business | Local Commercial | Residential |
| North | RF – Residential Farming | Medium Density Residential | Vacant Land |
| South | LB – Local Business | Local Commercial | Contractor’s Office Parking |
| East | R2 – Single Family | Suburban Density Residential | Residential |
| West | LB – Local Business | Medium Density Residential | Residential |

MASTER PLAN

Figure 2. Current Zoning Map

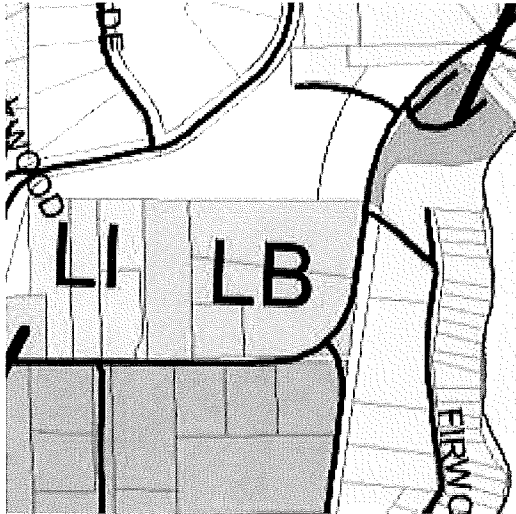
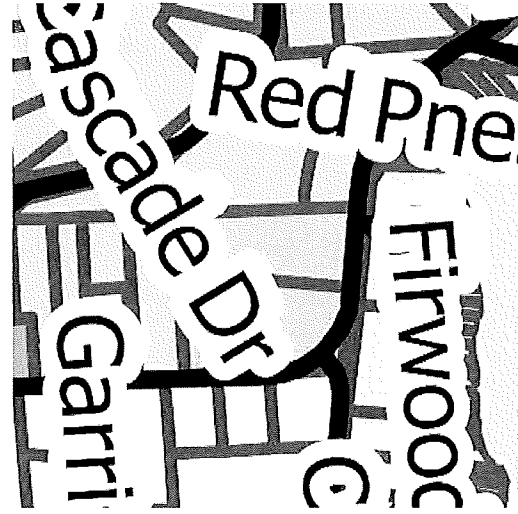


Figure 3. Future Land Use Map



As noted in the current zoning map in Figure 2, the subject site is currently zoned LB – Local Business. Figure 3 depicts the future land use map from the adopted 2023 Green Oak Township Master Plan. The Future Land Use Plan designates the subject site as local commercial.

DEVELOPMENT POTENTIAL

Current Zoning

The intent of the LB zoning district is to provide a district in which a neighborhood’s local service and convenience shopping facilities can be optimally located to best serve each neighborhood of the Township. Such regulations are a means to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern. Small businesses providing convenience goods and services are permitted along with professional offices, financial and business service establishments, and small governmental offices. Additionally, restaurants, commercial recreation, planned shopping centers, mini-storage, and child day care centers can be permitted with special use approval. The LB district allows for 20,000 square feet minimum lot sizes with 35% maximum lot coverage.

Proposed Zoning

The intent of the R2 district and the other single family residential districts is to provide districts in which the main use is single-family residential, plus its normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned, which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. Certain other private and public uses are permitted, but subject to conditions which will ensure their compatibility with the main use and character of the

district. The R2 district allows for 21,750 square foot minimum lot sizes with 30% maximum lot coverage.

The applicant has indicated the intention to split the parent lot but has not indicated the number of desired daughter lots. If the rezoning to R2 were approved, the splitting of the lot and building of an additional single family residence may be permitted, subject to the Township's Land Division Ordinance and the Land Division Act, Act 288 of 1967.

ZONING AMENDMENT PROCEDURE

Section 38-537. of the Zoning Ordinance outlines the requirements and procedures to review a rezoning petition.

For the rezoning, the Planning Commission must hold a public hearing, deliberate on findings that are identified in the Zoning Ordinance in Section 38-539., and make recommendations to the Township Board to approve, or deny the application.

FINDINGS FOR REZONING

In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- a) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

CWA The Future Land Use Map in the Master Plan designates this area as Local Commercial. Table 11 in the Zoning Plan in the Master Plan indicates that the comparable zoning for this designation is LB, the current zoning designation. The properties across Silver Lake Road to the east are zoned R2, and the vacant parcels to the north are zoned RF, but the subject property and the surrounding properties to the west and south are all zoned and planned for local commercial uses.

- b) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

CWA The proposed rezoning would allow for residential uses, which is compatible with roughly half of the surrounding properties. The existing LB zoning is compatible with roughly half of the other surrounding properties. LB and R2 zoning districts seem roughly equally compatible with existing land uses surrounding the parcel. The RF-zoned parcels to the north are currently vacant, but the presence of wetlands will limit the agricultural opportunities that are afforded to property within the RF – residential farming zoning designation.

- c) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

CWA The site is not located within a wellhead protection area nor within a district served by public utilities. The site is served by onsite water and septic. If land division are proposed each site would need to provide for well and septic on site.

- d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the land's current zoning.

CWA Local business uses are intended to serve local residences by offering convenience goods and services. Because of the site's location on a major roadway and within proximity to medium density residential communities to the east, the site is attractive to both residential users and local business users. The property to the south was cleared about 5 years ago for the development of the contractors' office. The larger parcel to the north was cleared about 1 year ago for unknown reasons.

- e) Whether the condition and/or value of property in the Township or in adjacent communities would be significantly adversely impacted by a development or use allowed under the requested rezoning;

CWA This site does not have the potential to significantly adversely impact the Township as a whole or adjacent communities based upon the proposed zoning.

- f) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance; and

CWA There have not been substantial conditions changes or ordinances errors that justify the rezoning from LB to R2; however, there is a greater demand for housing in the area than when the zoning map was adopted.

- g) Whether precedents might result from approval or denial of the petition and the possible effects of such precedents.

CWA The proposed rezoning of this parcel is inconsistent with the master plan policies and this area's future land use plan. A negative precedent could be set if a rezoning were to be approved without specific justification being made during the discussion of the findings for this petition.

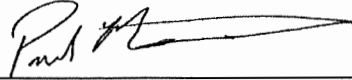
RECOMMENDATIONS

It appears that the proposed rezoning would allow for development that may be consistent with the development pattern in the area but is inconsistent with the Township's Master Plan. It is recommended that the Planning Commission review each of the findings to

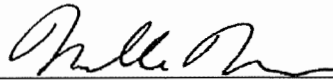
10983 Silver Lake Road Rezoning Review
January 9, 2024

determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

175-2408

cc. Mark St. Charles, Township Supervisor
Debra McKenzie, Planning & Zoning Administrator
Scott W. Rose, Applicant

Jayono_01@gmail.com



**GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT**

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

RECEIVED

DEC 03 2024

APPENDIX A

Office of Assessor
Green Oak Charter Township

Property Identification
No. 4716-21-200-013

Date _____
Case # _____

PETITION FOR CHANGE OF ZONE

**TO THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF
GREEN OAK**

I. Property Information

A. The undersigned applicant does hereby petition to change the zoning of the following legally described property (Use an attached sheet if necessary); -

See attached

B. Situated at the following address: 10983 SILVER LAKE RD
SOUTH LYAN, MICH 48178

C. The applicant requests that the Zoning Ordinance be amended to reclassify this property from zone LOCAL BUSINESS to zone R-2 Single family to permit the erection of (State proposed use, if known) _____

D. A plot plan of this property, showing both existing zone boundaries and those proposed, is hereto attached and made a part of this petition.

E. Said property has the following deed restrictions affecting the use thereof:
NONE

Said deed restrictions will expire on _____

II. The Answers To The Following Must Be Made Complete and Full

A. Such change is necessary for the preservation and enjoyment of a substantial property right because; (State in detail wherein the conditions applicable to this property establish the above statement).

USE PROPERTY FOR RESIDENTIAL

The Property is Surrounded by B2 Single family

B. Such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because; (State in detail wherein the conditions applicable to this property establish the above statement).

NO

C. Such change will be advantageous to the governmental unit where rezoning is requested because; (State in detail, with factual support reasons for the above statement of why refusing the change would be to the Township's disadvantage)

TO SPLIT PROPERTY BECAUSE I WANT ZONING TO BE CONLOCATED TO RESIDENTIAL

D. Such change is needed because zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (State in detail this determination).

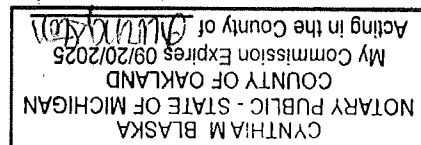
III. Affidavit

A. The undersigned Johnny York says that he/she is the owner involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

B. This application also provides authority for Township Representatives to physically view and inspect the property.

Subscribed and sworn to before me
this 3rd day of December 2024
Cynthia M. Blaska
Notary Public

Signed Johnny A York
Address: 14385 PERE ST
LIVONIA, MICH 48154



_____ County, Michigan
My commission expires _____

Phone number _____

APPENDIX B

There must be compelling reasons for any zoning amendment, which is substantially related to the public welfare and necessity. It is not sufficient that an applicant for an amendment to the Zoning Ordinance merely show that there is no neighborhood objection to a requested amendment; nor is it sufficient that an applicant show that the amendment would enable him to gain a greater profit or income from his/her property.

A. COMPREHENSIVENESS:

1. Is change contrary to the established land use pattern? NO
2. Would change create an isolated district unrelated to similar districts; i.e., is this "spot zoning"? NO
3. Would change alter the population density pattern and thereby increase the load of public facilities (school, sewers, streets)? NO
4. Are present district boundaries illogically drawn in relation to existing conditions? yes
5. Is the change in conformance with the comprehensive development plan? yes

B. CHANGED CONDITIONS:

1. Have the basic land use conditions been changed? NO
2. Has development of area been contrary to existing regulations? NO

C. PUBLIC WELFARE:

1. Will change adversely influence living conditions in the neighborhood? NO
2. Will change create or excessively increase traffic congestion? NO
3. Will change seriously reduce the light and air to adjacent area? NO

4. Will change adversely affect property values in adjacent area? NO

5. Will change be a deterrent to the improvement or development of adjacent property in accord with existing regulations? NO

6. Will change constitute a grant of special privilege to an individual as contrasted to the general welfare? NO

D. REASONABLENESS:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes

2. Is the change requested out of scale with the needs of the neighborhood or community? NO

3. Is it impossible to find adequate sites for the proposed use in existing districts permitting such use? NO

DO NOT WRITE BELOW THIS LINE

A. ACTION TAKEN BY TOWNSHIP PLANNING COMMISSION:

1. Date preliminary hearing held _____

2. Date public hearing published _____

3. Date public hearing held _____

4. Recommendation of Planning Commission _____

5. Date sent to County Planning Commission _____

B. ACTION TAKEN BY TOWNSHIP BOARD

1. Date acted on by Township Board _____

2. Action of Township Board _____

3. Date Zoning Map and/or Ordinance Changed _____

5. Ordinance Number _____

ADMINISTRATIVE REGULATION

The following administrative regulations shall be followed whenever an application for rezoning of land is made to the Planning Commission and/or to the Township Board, and said regulations shall be a prerequisite to the right of public hearing thereupon:

1. A 4 ft. by 4 ft. sign shall be erected in full public view along road frontage 21 days prior to a public hearing on the property which is the site of the rezoning provided, however, that if the property to be rezoned is situated on two streets or roads abutting the subject property, then two (2) signs, one for each road, shall be required. The sign shall be located no more than five (5) foot off the property line, with one (1) sign for every 600 foot of frontage or fraction thereof. The boundaries of the property shall be marked with orange flags on stakes not less than one (1) foot high above grade. The applicant shall submit a drawing of proposed sign location at the time application is made for rezoning.
2. Such signs shall be removed after the decision of the Township Board. If the Public Hearing is adjourned, the date of the public hearing shall be changed upon the face of the sign.
3. Said sign shall be exempt from the zoning ordinance governing the sign ordinance of the Township of Green Oak as mandated sign provided, however, that a temporary sign permit shall be obtained.
4. The sign shall read as follows:
 - a) At the top of the sign the words shall appear, "This property proposed to be rezoned".
 - b) The sign shall contain the name of the real property of interest asking for the zoning change.
 - c) The sign shall contain what the present zoning is at the time of petition.
 - d) The sign shall contain the proposed or requested zoning sought and amount of acreage involved.
 - e) The sign shall contain the proposed use of the land if the zoning is successful.
 - f) The date, time and place of the public hearing on the rezoning.
5. The Township shall supply the sign to the petitioner for a fee. It shall be the duty of the petitioner to erect, maintain and remove said sign; removal shall be within three (3) days after the final decision of the rezoning request.
6. This application also provides authority for Township Representatives to physically view and inspect the property.

THIS PROPERTY
PROPOSED
TO BE REZONED

Name of the Applicant: _____

Present Zoning: _____

Requested Zoning Classification: _____

Proposed Use of Land: _____

Property Area: _____

Public Hearing Date:
Green Oak Township Hall
10001 Silver Lake Road, Brighton, Michigan 48116

For more information: 810. 231-1333

Tables: Parcels
 Edit Parcel
 Sale Search & Analysis
 E.C.F.'s & Analysis
 Land Table(s)
 GIS View
 Program Setup

Quick Search
 Parcel Number F5
 Owner Name F6
 Property Address F7
 A. Notes F8

Added this Edit % Chg 1.345
 Values Calculated Normally

GREEN OAK TOWNSHIP
 Ad Valorem

MBOR Information

R.Card Sketches [1] Hist.
 << 1 >> Cl Bldg 1 (1 of 1)

Parcel in Compliance

Parcel #: 4716-21-200-013 Flag:
 Owner: YONIO, JOHNNY AZIZ & CYNTHIA ANNE Address: 10963 SILVER LAKE RD Property Zip: 48178

1 General 2 Owner Info (*) 3 Tax Info 4 PRE: 0 5 Misc 6 Linked App Info 7 Attach [3] 8 Sketches [1]

Rec. Status:
 Tax Status:
 Prev. Tax Status:
 Cur. Class: COMMERCIAL-IMPROVED
 Prev. Class: COMMERCIAL-IMPROVED
 School: BRIGHTON AREA SCHOOLS
 ECF Neigh: CONVENIENCE MARKETS IWO GAS
 DBA:
 Zoning: LB
 Use Codes: <none>
 Note:
 1 Sale (1/26/2023, 1)... Double-click or hit the [ENTER] key to view year details
 0 Permits...
 Comments (A)
 Legal/Tax Description...

Land and Improvements = of T.C.V.
 Land (2000)... 3,200 418,176
 Land Improvements... 3,645
 Residential Buildings... 1 78,527
 Agricultural Buildings... 0
 Commercial/Ind. Buildings... 1 102,203
 Personal Property... 0

Total Est. TCV 602,651
 Tent. Asmt. 381,300
 Tent. Tax 115,790

| Year | Final S.E.V. | Final Tax |
|--------|--------------|-----------|
| 2024 C | 301,300 | 115,790 |
| 2023 C | 297,300 | 115,790 |
| 2022 C | 294,000 | 110,277 |
| 2021 C | 291,300 | 106,755 |
| 2020 C | 286,800 | 105,262 |
| 2019 C | 285,600 | 107,319 |
| 2018 C | 273,000 | 100,398 |
| 2017 C | 270,400 | 98,823 |
| 2016 C | 203,400 | 97,942 |
| 2015 C | 155,400 | 97,650 |
| 2014 C | 123,500 | 96,113 |
| 2013 S | 94,600 | 94,600 |
| 2012 C | 126,600 | 92,327 |
| 2011 C | 121,600 | 90,387 |
| 2010 C | 132,200 | 89,377 |
| 2009 C | 155,600 | 89,145 |
| 2008 C | 139,700 | 85,388 |
| 2007 C | 119,300 | 83,469 |
| 2006 C | 122,900 | 80,461 |
| 2005 C | 115,300 | 77,920 |
| 2004 C | 113,700 | 76,169 |
| 2003 C | 113,600 | 74,457 |
| 2002 C | 101,300 | 73,357 |
| 2001 C | 88,500 | 71,083 |
| 2000 C | 84,900 | 68,379 |
| 1999 C | 76,700 | 67,595 |

Legal/Tax Description
 Copy To Clipboard

Change Text Size [CTRL + /] Close

Viewing Existing Parcel (Press Escape to return to the Parcels table.)

Discard Changes



GREEN OAK CHARTER TOWNSHIP
10001 SILVER LAKE ROAD, BRIGHTON, MI 48116
PHONE: 810-231-1333 • FAX 810-231-5080

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Please be advised that the Green Oak Charter Township Planning Commission will hold a public hearing on January 16, 2025, at 7:00 p.m. at the Green Oak Charter Township Hall, located at 10001 Silver Lake Road, Brighton, MI 48116.

The applicant is seeking a rezoning of parcel 4716-21-200-013, which is currently zoned as Local Business. The request is to rezone the property to R2 Residential Single Family. The property address is 10983 Silver Lake Road, Brighton, MI 48116.

Additionally, a second public hearing will be held regarding the rezoning of parcel 4716-03-201-013. This parcel is currently zoned General Business, and the applicant is requesting that it be rezoned to Limited Industrial.

Public comments and participation are both encouraged and welcome, either in person at the Public Meeting or in writing to Debra McKenzie, Zoning Administrator, and 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810. 231-5080 or E-Mailed to Planning-Zoning@greenoaktwp.com prior to noon, January 16, 2025

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk's Office at least 5 business days prior to the meeting to request mobility, visual, hearing, or other assistance.

Information is posted at the following locations and on greenoaktwp.com
9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863
Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road,
Brighton, MI

A copy of the application will also be available from the Green Oak Charter Township Clerk's Office, and will be available for inspection Monday through Friday from 8:00 a.m. to 5:00 p.m. or on the township website 15 days prior to the meeting.

4716-21-200-010
GREEN OAK PROPERTIES INC
10795 SILVER LAKE RD
SOUTH LYON, MI 48178

4716-21-200-011
CAMPBELL, KENNETH & TAMMY
10825 SILVER LAKE RD
SOUTH LYON, MI 48178-8832

4716-21-200-013
YONO, JOHNNY AZIZ & CYNTHIA ANN
14385 PERE STREET
LIVONIA, MI 48154

4716-21-200-014
SILVER LAKE MHP LLC
PO BOX 2887
SOUTHFIELD, MI 48037

4716-21-200-021
GREEN OAK PROPERTIES INC
10795 Silver Lake Rd. STE B
South Lyon, MI 48178-7301

4716-21-200-037
A AND R PROPERTIES 1, LLC
10855 SILVER LAKE RD
SOUTH LYON, MI 48178-8832

4716-21-200-038
A AND R PROPERTIES 2, LLC
10855 SILVER LAKE RD
SOUTH LYON, MI 48178-8832

4716-21-200-053
BECK DEVELOPMENT CO
10795 Silver Lake Rd. STE B
South Lyon, MI 48178-7301

4716-21-200-067
HOLT, JONATHAN D & WYATT, VICTOR
9410 MARSHALL RD
SOUTH LYON, MI 48178-9326

4716-21-201-004
GAGO, LUIS CARLOS & LAURA APRIL
2735 PROVINCIAL DR
ANN ARBOR, MI 48104

4716-21-201-005
LYNCH, TIM J & CLAUDIA A
7389 PINE VISTA DR
BRIGHTON, MI 48116-4726

4716-21-201-006
KUEBLER, ROBERT
9225 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-201-007
HELKA TRUST, MARY THERESA
9237 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-201-008
STAMM, GREGORY J & MARY R
9265 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-201-010
PIVINSKI, WALTER J
9283 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-201-011
THEISEN, PAUL & MARIE
9289 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-201-012
COLOGIE TRUST, BENJAMIN
9295 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-201-041
COFFMAN TRUST, JAMES R & LINDA
10900 SILVER LAKE RD
SOUTH LYON, MI 48178-8830

4716-21-201-047
STAMM, GREGORY J, MARY R & JOHNA
9292 FIRWOOD RD
SOUTH LYON, MI 48178-9327

4716-21-203-036
HIDDEN LAKE COMMUNITY ASSOCIATI

YOUR PEACE OF MIND
PO BOX 2148
HOWELL, MI 48844-2148

4716-21-203-038
HIDDEN LAKE COMMUNITY ASSOCIATI
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4716-22-100-012
SILVER LAKE MHP, LLC
PO BOX 2887
SOUTHFIELD, MI 48037



Application Views

- Tables: Parcels
- Edit Parcel
- Sale Search & Analysis
- E.C.F.'s & Analysis
- Land Table(s)
- GIS View
- Program Setup




Quick Search

- Parcel Number F5
- Owner Name F6
- Property Address F7
- All Names F8

Map Layers

Layers Tools Records

| Parcel Number | |
|-----------------|--|
| 4716-21-200-010 | |
| 4716-21-200-011 | |
| 4716-21-200-013 | |
| 4716-21-200-014 | |
| 4716-21-200-021 | |
| 4716-21-200-037 | |
| 4716-21-200-038 | |
| 4716-21-200-053 | |
| 4716-21-200-057 | |
| 4716-21-201-004 | |
| 4716-21-201-005 | |
| 4716-21-201-006 | |
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| 4716-21-203-036 | |
| 4716-21-203-038 | |

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| 47road |  |
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| Save Record Set Options... | |
| Add To Driving List | |

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SEC. 21 T1N, R6E, BEG. N. 45° 20' W. 40.10 FT. AND N. 10° E. 25.75 FT. FROM N. W. COR. OF LOT 98
PEACH'S SUBD'N NO. 2 THENCE N. 87° 34' W. 620.1 FT., S. 1° 03' E. 200 FT., S. 80° 25' E. 577 FT., N.
10° E. 273.75 FT. TO BEG. 3.20A

NOTICE OF POSTING

Please be advised that the Green Oak Charter Township Planning Commission will hold a public hearing on January 16, 2025, at 7:00 p.m. at the Green Oak Charter Township Hall, located at 10001 Silver Lake Road, Brighton, MI 48116. The applicant is seeking a rezoning of parcel 4716-21-200-013, which is currently zoned as Local Business. The request is to rezone the property to R2 Residential Single Family. The property address is 10983 Silver Lake Road, Brighton, MI 48116. Additionally, a second public hearing will be held regarding the rezoning of parcel 4716-03-201-013. This parcel is currently zoned General Business, and the applicant is requesting that it be rezoned to Limited Industrial.

Information is posted at the following locations and on greenoaktwp.com.
9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
February 6, 2025

Approved: _____

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

Roll Call: Audrey Beyer
Cris Burkhalter
Dwayne Janke
Lary Marshall
Sarah Pearsall
Michael Sedlak

Absent: Doug Nafe

Also Present: Debra McKenzie, Zoning Administrator
Michelle Marin, Carlisle Wortman
Rick Miner, CES

Guests: 16

APPROVAL OF AGENDA

Mr. Janke noted the correct parcel numbers for item 7e. as follows:
4716-05-300-074,
4716-05-300-076,
4716-05-300-040.

**Motion by Marshall, second by Pearsall
To approve the agenda as amended.**

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

MOTION APPROVED

APPROVAL OF MINUTES

Mr. Marshall noticed a typographical error and it was corrected.

Motion by Pearsall, second by Marshall

50 To approve the January 16, 2025 minutes with minor correction.

51
52 **Voice Vote: Ayes: Unanimous**
53 **Nays: None**

54
55 **MOTION APPROVED**

56
57
58 **CALL TO THE PUBLIC** - None

59
60
61 **BUSINESS ITEMS**

62
63 **A. Recommend Approval or Denial to the Township Board for R01-2025**
64 **Rezoning request from Johnny Yono on parcel #4716-21-200-013 the parcel**
65 **is zoned Local Business, and the applicant is requesting the property be**
66 **rezoned to Residential Single Family R2. The address is 10983 Silver Lake**
67 **Road, Brighton, MI 48116.**

68
69 Ms. Maren referenced the Carlisle Wortman memo dated January 9, 2025. It appears
70 that the proposed rezoning would allow for development that may be consistent with the
71 development pattern in the area but is inconsistent with the Township's Master Plan. It
72 is recommended that the Planning Commission review each of the findings to determine
73 if the proposed rezoning is appropriate before making a recommendation to the
74 Township Board.

75
76 Mr. Marshall explained the master plan calls for local business to align with what is
77 currently in that location. Residential does seem to fit within this area, and it's not much
78 of a leap to extend the residential boundaries for this one lot.

79
80 Mr. Janke stated he would typically default to the master plan, but the adjustments were
81 made years ago and, in this case, he see residential for a better use for this parcel. In
82 this case it's appropriate.

83
84 Ms. Pearsall stated she agreed with Mr. Janke, she would normally also go with the
85 master plan, but after listening to the applicant, the commercial is not viable there, she
86 would be in favor of residential.

87
88 Ms. Beyer stated she was in agreement after listening to the family and agrees letting it
89 go residential is a viable option.

90
91 Clerk Sedlak stated he concurred, the master plan is just that a plan, it was master
92 planned with what was already there, and doing this is wholly appropriate.

93
94 Mr. Marshall noted rezoning to residential would improve the traffic in the area as well
95 without business traffic.

96
97 Mr. Marshall stated there has been a change in the conditions, it will significantly
98 increase the cost to renovate to meet the zoning ordinance standards to upgrade the

99 building and make it compliant with today's standards, it's unreasonable to expect a
100 small business to expend that kind of money to upgrade it.

101
102 **Motion by Marshall, second by Pearsall**

103 **Motion to recommend approval to the Township Board of Rezoning request**
104 **R01-2025 from Johnny Yono to rezone parcel # 4716-21-200-013 from Local**
105 **Business to Residential Single Family R2 based upon the following**
106 **findings:**

- 107 1. The uses allowed under the R2 zoning district would be
108 compatible with other zones and uses in the surrounding area.
- 109 2. The site would be served adequately by public services.
- 110 3. The uses allowed under the R2 zoning district would be equally or
111 better suited to the area than the uses allowed under the LB zoning
112 district.
- 113 4. The condition or value of the property in the Township or in adjacent
114 communities would not be significantly adversely impacted by a
115 development or use allowed under the R2 zoning district.
- 116 5. There is a greater demand for housing in the area than when the zoning
117 map was adopted.

118
119 **Roll Call Vote: Ayes: Unanimous**
120 **Nays: None**

121
122 **MOTION APPROVED**

123
124
125
126 **B. Recommend Approval or Denial to the Township Board for R02-2025**
127 **Rezoning request from Pleasant Valley investments on parcel #4716-03-**
128 **201-013. The parcel is zoned General Business, and the applicant is**
129 **requesting the property to be rezoned Limited Industrial.**

130
131 Ms. Maren referenced the Carlisle Wortman memo dated January 9, 2025. It appears
132 that the proposed rezoning would allow for development that may be consistent with the
133 development pattern in the area. It is recommended that the Planning Commission
134 review each of the findings to determine if the proposed rezoning is appropriate before
135 making a recommendation to the Township Board.

136
137 The Planning Commissioners reviewed the findings.

138
139 Clerk Sedlak stated he's been working with the applicant for 3 years and he didn't meet
140 the requirements of the acreage, but they also owned the property the 7-11 is on so
141 they worked out to transfer property to get to the 5 acres and provide an entrance off
142 Pleasant Valley. There is nothing on that side of the Township. The applicant has been
143 willing to work with them in all ways.

144
145 Ms. Beyer stated she is in agreement with the outdoor recreational vehicles at an offsite
146 property rather than in subdivisions, it becomes a problem. Ms. Maren stated she
147 wanted to make sure the discussion is focused on limited industrial overall.

148
149 Clerk Sedlak stated it's a wise to move it to limited industrial for the uses it would
150 provide.
151
152 Mr. Marshall agreed, it makes more sense to align the limited industry that is along
153 Grand River as it travels east.
154
155 Ms. Pearsall agreed, the limited industry fits.
156
157 Mr. Janke stated knowing who the neighbors are, they clearly want to take that into
158 account, there is a gas station to the west, neighbors to the east and a wastewater
159 treatment plant to the north. They have a major highway that can handle the traffic, so
160 he is an advocate for handling this type of parcel.
161
162 Clerk Sedlak noted they have the ability to obtain water if the applicant chose to.
163
164 There were no further comments or concerns.

165
166 **Motion by Sedlak, second by Janke**

167 **Motion to recommend approval to the Township Board of Rezoning request**
168 **R02-2025 to rezone parcel # 4716-03-201-013 from General Business to**
169 **Limited Industrial based upon the following findings:**

- 170 **1. The rezoning is consistent with policies and uses proposed for the area**
171 **in the Township's Master Lan Use Plan.**
- 172 **2. The uses allowed under the LI zoning district would be compatible with**
173 **other zones and uses in the surrounding area.**
- 174 **3. The site would be served adequately by public services.**
- 175 **4. The uses allowed under the LI zoning district would be equally or better**
176 **suited to the area than the uses allowed under the GB zoning district.**
- 177 **5. The condition or value of the property in the Township or in adjacent**
178 **communities would not be significantly adversely impacted by a**
179 **development or use allowed under the LI zoning district.**

180
181 **Roll Call Vote: Ayes: Unanimous**
182 **Nays: None**

183
184 **MOTION APPROVED**

185
186
187 **C. Approval or Denial on Site Plan Approval SP01-2025#4716-08-100-022 for U-**
188 **Haul Amerco real Estate Company. The property is zoned Limited**
189 **Industrial. The parcel is 9.77 acres.**

190
191 Ms. Maren referenced the Carlisle Wortman memo dated January 20, 2025. She
192 recommended that the following outstanding site plan items be addressed prior to
193 Planning Commission review of the site plan or special approval use.

- 194
195 1. The Planning Commission shall consider the applicant's requested deviations.
- 196 2. Applicant should consider providing physical samples of the proposed façade

- 197 materials for Planning Commission consideration.
- 198 3. Applicant shall update the impervious surface coverage to reflect new site
199 arrangement.
- 200 4. Applicant shall provide canopy height.
- 201 5. The Planning Commission to consider how the proposed site layout complies
202 with Sec. 38-363(j) requirements to preserve protected trees, landmark trees,
203 woodlands through site development techniques, including site design,
204 development location, grading/clearing limits, and minimized construction
205 footprint.
- 206 6. The Planning Commission may require a site investigation report, as set forth in
207 Sec. 38-72.
- 208 7. Applicant shall explore alternate site arrangement, as discussed in this report.
- 209 8. Applicant shall pursue approval from County Road Commission for proposed
210 curb cuts.
- 211 9. Applicant has indicated that they intend to apply for a variance from the parking
212 requirements of Section 38-312.
- 213 10. The Planning Commission may consider how the proposed facades do or do
214 not comply with the requirements of Section 38-196.
- 215 11. Applicant shall provide elevations of the proposed RV storage canopies.
- 216 12. Applicant shall consider the inclusion of solar panels on the proposed RV
217 storage canopies.
- 218 13. Applicant shall consider reducing color temperature to 3,500 Kelvin or less.
- 219 14. Applicant shall amend landscape plan to comply with the requirements of
220 Section 38-177(b) for interior parking lot landscaping.
- 221 15. Stormwater management review by the Township Engineer.
- 222 16. Applicant shall consider incorporating Low Impact Development (LID) strategies
223 into the site design.
- 224 17. Utilities to be reviewed by the Township Engineer.
- 225

226 Further, it was recommended that the Planning Commission review the special use
227 approval standards in tandem with the provided site plan to determine if Special
228 Approval Use is appropriate. The Planning Commission may deny or grant the special
229 approval use with or without conditions deemed necessary for the general welfare and
230 protection of individual property rights.

231

232 Mr. Miner from CES noted their biggest concern is the stormwater management, it's not
233 meeting the township requirements for allowable discharge or for the size of the
234 sediment forebay. He did not know if a basin with required revisions would fit, he would
235 like to see a revised plan before they can recommend site plan approval.

236

237 Mr. Burkhalter stated they have a lot of information that is still needed.

238

239 Mr. Scott Baker provided an example of the façade materials. He noted the masonry is
240 4' high, and the main building has it on each corner, and a stucco style panel as well.
241 They didn't say no to the lights, they followed the township's code. As for the
242 stormwater, they are waiting for some more comments from CES, and they intend to
243 comply 100%. They feel the building is very pleasing to the eye. They are saving just
244 shy of 200 trees, and planting another 198 trees, so they will be just shy of 400 trees
245 that will remain on the site. They intend to keep this as pretty and green as they can be.

246
247 Mr. Jeff Stefani stated they had started this process months ago, whether they
248 misunderstood the direction or not, they wanted to see if they are welcomed in this
249 community or not. They still have 4 or 5 items that keep getting added to the list, they
250 are willing to work with the township but it has been a moving target. They want to be
251 here, he's a local resident, they do a good job with their properties, they try to do their
252 best to run the business and give the community what they need. He would like to
253 pinpoint what they have to work on, but if they aren't wanted, he wants to know that too.
254 He confirmed the canopy height is 14'.

255
256 Mr. Baker referred to the 96 parking spaces. He stated he understood the code, but
257 their business typically has 31 trips in a day. If he has 96 folks at his store, he must be
258 giving away things for free, to stripe out 96 spaces is a waste of time and not
259 aesthetically pleasing, it won't be used.

260
261 Mr. Burkhalter stated there are 17 things listed here that need to be taken care of, it
262 feels like it hasn't been thought through yet.

263
264 Mr. Janke stated all of these issues come from professional people, what further clarity
265 do they need to move forward.

266
267 Mr. Baker stated of those 17 items, what are action items, any code that they need to
268 meet, they will meet the codes, "consider" or "explore" they've done that, this is the least
269 impactful site plan they could come up with.

270
271 Mr. Janke asked what's the problem with changing the colors of the lights. Mr. Stefani
272 stated there is no problem with the color of the lights, they've had one discussion on
273 this, are you asking or telling, because if you are telling then we understand what we
274 have to do. They are on their 4th rendition of comments, and it keeps growing. It was
275 described to them to go with this first that's what they attempted, well now it's a full site
276 plan, they went back, they spent the money. Then they went through comments and
277 addressed comments. He is worried it's never going to end without even getting a
278 temperature. Does this project even have a chance?

279
280 Mr. Janke stated he appreciated where he's coming from, he thinks this organization
281 has a great reputation and they would love to see them come into town. They have
282 paid professionals to work with them and they heed their professional advice. They
283 can't live with ambiguity; they need to be clear. If they are going to change the lights,
284 that's easy, just say you're going to change the lights and go through the rest of the list.

285
286 Ms. Pearsall stated they are on the right track; they must answer some of these
287 concerns. Cutting down 200 trees but planning 198 trees is a tradeoff. They could
288 change the lighting easily, otherwise they have some minor work to do.

289
290 Mr. Marshall stated as far as what you are proposing, he is not opposed to the idea, or
291 the special approval uses, he would like to see that move forward. He has spent a lot of
292 time trying to decipher the plans, he found the minimum storage road was 30' from the
293 building and on others it was 40' and on some it extended to the north border, he
294 couldn't find dimensions on the mini storage buildings on the length, there were no

295 details on the size of the buildings, or the canopies for the RV's. If they knuckle under
296 and do some detailed engineering, they probably have a way to go. He is hesitant to not
297 stick with masonry siding, especially in a recent case they sent someone back for that
298 very thing.

300 Mr. Marshall stated the storage units need 100% around all the sides of the buildings of
301 masonry type material, the front that faces the road needs to be 100% masonry in these
302 zoning districts.

304 Clerk Sedlak stated one of the things they can do better for them is they can be more
305 direct with what they are looking for, but they have legal limitations on what they can
306 say and suggest. He asked what will differentiate the other 6 facilities in a 6-mile radius.
307 Mr. Baker stated they have 2 and both are dealerships, they have no input on the
308 design. Clerk Sedlak stated there has been discussion about if the trucks will be
309 displayed in front of the building and that is something that is not an appealing look and
310 that needs to be reconsidered. Clerk Sedlak agreed with the parking spaces, but that
311 would have to be looked at. He thinks they need to sit down and have an honest
312 meeting, that these are the deficiencies in the submittal, and they need to be corrected
313 before it comes back, there are no tentative approvals, have it ready, if they need to
314 adjust, they will help them.

316 Mr. Stefani stated he would love to meet with any of them, that would make this a
317 million times smoother, that is why they are here today, he didn't know it was an option,
318 and he would like to entertain that option. Mr. Maren stated a meeting with Planning
319 Commissioners would have to be volunteered, they are employed by the township to
320 give sage advice. Ms. Maren stated to further clarify the procedure, because this does
321 not meet the requirements of parking, this body is not allowed to give an approval, so a
322 denial is inevitable, and they came to see if there were any other reasons aside from
323 just the parking that the Planning Commission had a problem with. She sees they are
324 frustrated, but this is the only path forward.

326 Ms. Maren stated since there are two items that allow for the discretion of the Planning
327 Commission, she asked that the 6' berm and the façade materials are discussed.

329 Mr. Baker stated the landscaping would be the screening, that would be in lieu of putting
330 the trees on top of the berm. Ms. Maren stated a 6' screen, fence, and berm
331 constructed around the perimeter is required. If you look at the landscape plan it's not
332 around the perimeter. Clerk Sedlak stated the screening needs to be on the west side
333 to meet the ordinance.

335 Mr. John Hackman, landscape architect, noted all the light gray circles are existing trees
336 and are staying, there is a significant landscape buffer around there, they don't want a
337 berm since all those trees would need to be taken out and replanted. They are trying to
338 maximize the tree preservation. The front is not completely treed since they want curb
339 appeal. There is a significant island that comes out and that will be one of the islands
340 and that does meet the requirements.

342 The Planning Commission agreed the façade materials needed to meet the ordinance
343 requirements. Mr. Marshall explained the two large buildings facing the road and the

344 mini storage need to be done in stone, brick, or decorative block.

345

346 Mr. Marshall stated he has no problem with the special use approval, but he wants a
347 good clean site plan, he thought they could approve the special use but not the site
348 plan.

349

350 Clerk Sedlak confirmed there will be 10-15 employees.

351

352 **Motion by Janke, second by Pearsall**

353

354 **Motion to deny the Site Plan application for U-Haul Amerco Real Estate**
355 **Company on parcel # 4716-08-100-022 based upon the following findings:**

356

357 **1 The site plan does not comply with Section 38-312 of the zoning**
358 **ordinance regulating the required number of parking spaces.**

359 **2 The site plan does not comply with Section 38-196(21)c of the zoning**
360 **ordinance regulating perimeter screening.**

361 **3 The site plan does not comply with Section 38-196(21)g of the zoning**
362 **ordinance regulating the exterior wall construction of all buildings in**
363 **the Limited Industrial zoning district.**

364 **4 The site plan application omits details required by Section 38-71(3) of**
365 **the zoning ordinance.**

366 **5 Stormwater management plan does not meet township requirements.**

367

368 **Roll Call Vote: Ayes: Unanimous**

369

370 **Nays: None**

371

MOTION APPROVED

372

373

374 Mr. Burkhalter called for a short recess at 8:22 p.m.

375

376 Mr. Burkhalter called the meeting back to order at 8:25 p.m.

377

378 **D. Approval or Denial on Special Approval Use for #4716-08-100-022 for U-**
379 **Haul Amerco Real Estate Company. The property is zoned Limited**
380 **industrial. The parcel is 9.77 acres.**

381

382 **Motion by Sedlak, second by Marshall**

383

384 **Motion to postpone further action on Special Approval Use for #4716-08-**
385 **100-022 for U-Haul Amerco Real Estate Company until the applicant**
386 **submits complete and compliant plans.**

387

388 **Roll Call Vote: Ayes: Unanimous**

389

390 **Nays: None**

391

MOTION APPROVED

392

393

394

395

392 E. **Costco Gas Station Relocation. Recommend Approval or Denial to the**
393 **Township Board for the proposed Amendment to the Planned Unit**
394 **Agreement for Costco 4716-05-300-074, 4716-05-300-076, 4716-05-300-040.**
395

396 Mr. Miner stated there are minor items that need to be cleaned up on the engineering plans
397 but they are in compliance.
398

399 Mr. Burkhalter stated he sees that the east Costco entrance is already a mess and it will
400 be a bigger mess.
401

402 Mr. Janke stated he found there would be less traffic, less trips from the traffic report.
403

404 Larry Dziurdzik stated they have satisfied all of the requirements, and they are
405 addressing Mr. Miner's comments now. The construction and gas team are ready to
406 submit, they are ready to move forward.
407

408 Clerk Sedlak questioned how is the emergency exit coming? Mr. Dziurdzik stated they
409 have two property owners sign the documents, and 4 verbal's, they do need the Holiday
410 Inn but that will be a process because of the way their loan is structured. He stated
411 their legal group is working on it and will continue to push for it.
412

413 **Motion by Janke, second by Marshall**

414 **Motion to recommend approval to the Township Board for the proposed**
415 **Amendment to the Planned Unit Agreement for Costco on parcel #s 4716-**
416 **05-300-074, 4716-05-300-076, and 4716-05-300-040.**
417

418 **Roll Call Vote: Ayes: Pearsall, Marshall, Janke, Burkhalter, Beyer**
419 **Nays: Sedlak**
420

421 **MOTION APPROVED**
422

423
424 **F. Discussion on the Joint Meeting February 20, 2025 at 7:00 p.m.**
425

426 Mr. Burkhalter noted this meeting is set for 2/20/25 at 7:00 p.m. They will discuss the
427 broader visions for 2025, planning priorities and housing unit size.
428

429 Mr. Burkhalter received notice that Northfield Township has provided notice that they
430 are intending to update their Master Plan and if they have thoughts they can reach out
431 to them.
432

433 **REPORTS**
434

435 **Chairman – None**

436 **Township Board Representative – Clerk Sedlak brought the Commission up to date**
437 **regarding the last Board meeting.**

438 **Zoning Board of Appeals Representative – Ms. Pearsall stated the last meeting was**
439 **about housekeeping items and they have 3 applicants for next month's meeting.**

440 **Planning Consultant – None**

441
442 Correspondence – None

443
444
445 CALL TO THE PUBLIC - None

446
447
448 ADJOURNMENT

449
450 The Planning Commission meeting was adjourned at 8:41 p.m. due to no further
451 business.

452
453
454 Respectfully Submitted,

455
456 *Kellie Angelosanto*

457
458 Kellie Angelosanto
459 Recording Secretary

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

LOCAL CASE NUMBER R02-2025 COUNTY CASE NUMBER _____

The Green Oak Charter Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: 5.0 Acres Property tax identifier: 4716-03-201-013
Location: Grand River & Pleasant Valley
Existing Zoning District is: GB Proposed Zoning District: Limited Industrial
Name of Petitioner: Pleasant Valley Investments Name of Property Owner: Pleasant Valley Investments
Purpose of Change: _____
Existing Land Use: Vacant Land

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): _____ Article Name(s): _____
Section Number(s): _____ Section Name(s): _____

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on December 29, 2024 in the Brighton Press
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)

Newspaper, which has general circulation in the jurisdiction. The Green Oak Charter Township Planning
Commission held a public hearing on January 16, 2025 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

MASTER PLAN

Adoption of new or revised plan Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2006, MCL 125.3643)
in the _____ Newspaper, which has general circulation in the jurisdiction.
The Green Oak Charter Township Planning Commission held a public hearing on _____ to hear the
views of the public on the proposed amendment. (date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. The meeting minutes are attached.
- b. The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Green Oak Charter Township Planning Commission, at its meeting of February 6, 2025, was:
(date)
 Approval Disapproval Approval under the following conditions: (use additional sheets as necessary)

(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting _____
The Commission on the above meeting date took the following action:
 Approval Approval with conditions stated in attachment Disapproval No action-encourage further review

(Chair Signature)

(Director Signature)

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Green Oak Charter Township Board at a legally constituted meeting held on the above date PASSED PASSED WITH AMENDED LANGUAGE DID NOT PASS NO ACTION-ENCOURAGE FURTHER REVIEW the recommended change contained herein.

(Clerk)



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, March 19, 2025 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Via Zoom (on-line meetings):

<https://zoom.us/j/3997000062?pwd=SUdLYVFFcmozWnFxbm0vcHRjWkVIZz09>

Via the Zoom app

Join a meeting, with meeting number: **399 700 0062**

Enter the password: **LCBOC** (ensure there are no spaces before or after the password)

Meeting ID: **399 700 0062**

Password: **886752**

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link at the bottom of the agenda.

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – March 19, 2025
5. Approval of Meeting Minutes – February 19, 2025
6. Call to the Public
7. Zoning Reviews
 - A. Z-09-25: Green Oak Township Rezoning, Section 21, LB to R2
 - B. Z-10-25: Green Oak Township Rezoning, Section 3, GB to LI
 - C. Z-11-25: Tyrone Township Ordinance Amendment, Article 17 Heavy Industrial District and Article 19 Extractive Industrial District
8. Old Business:
9. New Business:
 - A. Presentation: “2025 Sustainable Agriculture, Food Systems, & Rural Environment Plan” – Abby Carrigan, County Planning Intern, Summer-Fall 2024.
 - B. Citizen Planner Training – Overview of March 13, 2025 class
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

●
(517) 546-7555
Fax (517) 552-2347

●
Web Site
<https://milivcounty.gov/planning/>

7. ZONING REVIEWS:

A. **Z-09-25: GREEN OAK CHARTER TOWNSHIP, REZONING:
LB LOCAL BUSINESS TO R2 SINGLE FAMILY RESIDENTIAL, IN SECTION 21.**

Current Zoning: LB LOCAL BUSINESS

Proposed Zoning: R2 SINGLE FAMILY RESIDENTIAL

Section: Section 21

Township Master Plan: Green Oak Township's Master Plan designate the subject area as Local Commercial described below.

Local Commercial:

This designation is planned to provide commercial uses to support existing residents and local business needs. Local commercial uses would include stores, offices or other commercial activities that are small in nature generally serving Township residents rather than regional markets. Consideration factors include accessibility to water and sanitary sewers, paved roads, and lands capable of supporting development. Local commercial is appropriate in selected areas near the Silver Lake Road/US-23 interchange and Ten Mile/Rushton Road intersection as designated on the Future Land Use Map.

Township Planning Commission Recommendation: Approval. The Green Oak Township Planning Commission recommended approval at their February 6, 2025, meeting. There were no public comments.

Staff Recommendation: Approval. The proposed rezoning for the subject site (4716-21-200-013) from Local Business to Single Family Residential (R-2) would be compatible with the surrounding planned and existing land uses and is generally consistent with Green Oak Charter Township Master Plan.

Commission Discussion: Commissioner Ikle stated that the master plan dictates a lot of the rezoning. Commissioner Funk stated the downgrading of zoning from commercial back to residential is fine in his opinion. Commissioner Bowdoin requested the Township consider revisiting their master plan to ensure compatibility of uses, specifically for this area.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER FUNK TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 5-0.

B. **Z-10-25: GREEN OAK CHARTER TOWNSHIP, REZONING:
GB GENERAL BUSINESS TO LI LIMITED INDUSTRIAL FLEX ZONE, IN SECTION 3.**

Current Zoning: GB GENERAL BUSINESS

Proposed Zoning: LI LIMITED INDUSTRIAL

Section: Section 3

Township Master Plan: Green Oak Township's Master Plan designate the subject area as General Commercial and Limited Industrial described below.

Western Portion:

General Commercial: Commercial uses are larger in scale and cater to a regional market. These areas have a closer relationship with highway uses and could include automobile related services, restaurants, shopping centers, etc. The criteria for location of these uses include accessibility to water and sewers, direct access to paved roads and lands capable of supporting development. General Commercial is appropriate near US-23 and M-36, US-23 and Eight Mile, and US-23 and Lee Road, and at select locations along Grand River Avenue, as designated on the Future Land Use Plan.

Eastern Portion:

Limited Industrial: Are areas designated to accommodate uses enclosed mainly within a building whose external effects are not experienced beyond their own property lines. Such areas are intended to remain Rushton and Silver Lake Road; along Park Place and Boardwalk; in the Kensington Pines Industrial Park; south of Maltby Road on Whitmore Lake Road; along Grand River Avenue; and along the central portions of the M-36 corridor. It is worth noting that should the State correctional facilities along M-36 ever be sold and redeveloped, it is the Township's intent that these areas be put to light industrial use. Additionally, the area along Whitmore Lake Road north of Eight Mile is an area that is intended to support future light industrial development.

Township Planning Commission Recommendation: Approval. The Green Oak Township Planning Commission recommended approval at their February 6, 2025, meeting. There were no public comments.

Staff Recommendation: Approval. The rezoning has been thoroughly reviewed. The proposed rezoning for the subject site (4716-03-201-013) from General Business to Limited Industrial would be compatible to the surrounding uses and is consistent with Green Oak Charter Township Master Plan.

Commission Discussion: Commissioner Funk asked about the applicant's name and if it was a typographical error.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER FUNK.

Motion passed: 5-0.

C. Z-11-25: TYRONE TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 17 HEAVY INDUSTRIAL DISTRICT AND ARTICLE 19 EXTRACTIVE INDUSTRIAL DISTRICT.

The Tyrone Township Planning Commission proposes amendments to **Article 17 M-2 Heavy Industrial District** to add a completely new **Section 17.03.L. Concrete Crushing Operation** and to **amend and replace the entirety of current language of Article 19 E-I Extractive Industrial District**. These amendments are being proposed in conjunction and coordination with a new General Law Ordinance No. 21, which is the township's regulatory ordinance for Extractive Industrial Operations. This general law ordinance regulates the actual mining operation, whereas the proposals for Article 17 and 19 as present here deal with the zoning regulation of the land.

Township Recommendation: Approval. The Tyrone Township Planning Commission recommended Approval of these zoning amendments at its February 19, 2025, Planning Commission meeting. At the January 14, 2025, Public Hearing there were public comments made related to the township also regulating gravel activity coming from another communities.

Staff Recommendation: Approval. The proposed amendments are very well-written, extremely comprehensive, reasonable and appropriate, and appear to sufficiently address the important aspects of PA 113 of 2011 that are critical to ensure that the township is protected to the highest extent possible regarding extractive industrial land use activity in the future. This ordinance will serve the township well going forward.

Commission Discussion: Commissioner Funk had a question regarding how the minutes read with regards to materials coming and going from the Township. Commissioner Bowdoin agreed that the review by the Township Attorney was accurate and well done. Commissioner Ikle questioned a post mining or reclamation plan.



**LIVINGSTON COUNTY PLANNING DEPARTMENT
REZONING REQUEST - | -
STAFF REPORT**


**CASE NUMBER:
Z-10-25**

| | | | |
|----------------------------|----------------|------------------------|--------------------|
| COUNTY CASE NUMBER: | Z-10-25 | TOWNSHIP: | GREEN OAK TOWNSHIP |
| REPORT DATE: | 03/03/2025 | SECTION NUMBER: | 3 |
| STAFF ANALYSIS BY: | MARTHA HAGLUND | TOTAL ACREAGE: | 4.53 |

| | |
|---------------------------|--|
| APPLICANT / OWNER: | Pleasant Valley Investments |
| LOCATION: | Pleasant Valley and Grand River Ave. (4716-03-201-013) |
| LAND USE: | Vacant/Undeveloped |

| CURRENT ZONING: | REQUESTED ZONING: |
|--|---|
| General Business (GB) | Limited Industrial (LI) |
| PERMITTED/SPECIAL USES (Not all inclusive): | PERMITTED/SPECIAL USES (Not all inclusive): |
| <p>Permitted: Retail businesses that supply commodities such as groceries, baked goods, drugs, or hardware; personal service establishments, such as repair shops, laundry and dry-cleaning pickup, professional offices, financial and business service establishments, post offices and other governmental offices, private clubs and lodges, supermarkets, public or private business schools or colleges, health and fitness clubs, theaters, eating and drinking establishments.</p> <p>Special: Eating and drinking establishments, indoor and outdoor recreation, shops providing merchandise to be sold on the premises, planned shopping centers, mini-storage, child day care centers, childcare centers, assembly halls, open air businesses, vehicle wash establishments, mortuaries, bowling alleys, indoor skating rinks and similar recreational uses, veterinary offices including animal hospitals, warehouses/indoor storage, public garages, automobile service stations, filling stations and associated convenience stores</p> <p>Minimum Lot Area: 20,000 sq. ft.</p> | <p>Permitted: Wholesale establishment, warehouses; manufacture, assemble, compounding, processing, packaging or treatment from previously prepared materials. Manufacture, compounding, assembling, reassembly, packaging, or treatment of articles or merchandise from previously prepared materials, including but not limited to felt, fiber, glass, leather, paper, plastics, rubber, precious or semi-precious metals or stones, and wire. Contractor equipment and material storage yards. Municipal equipment and material storage yards; Mini-storage or self-storage warehouses. Movie studios buildings.</p> <p>Special: Municipal waste or water treatment facilities, automobile body repair stations, lumber yards, building materials and storage, sales, leasing and storage of contractors' equipment and supplies, truck and trailer rental facilities, recreation vehicle storage yards, commercial outdoor storage, vehicle towing facilities, airports, dry cleaning, indoor and outdoor recreation, movie theaters.</p> <p>Minimum Lot Area: 1 acre</p> |

| TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS: | ESSENTIAL FACILITIES AND ACCESS: |
|--|---|
| <p>The Green Oak Township Planning Commission recommended approval at their February 06, 2025, meeting. There were no public comments.</p> | Water: Well |
| | Sewer: Septic |
| | Access: Silver Lake Road |

| EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION: | | | | |
|---|----------------------|-----------------------------------|---|------------------------|
| | Land Use: | Zoning: | Master Plan: | |
| Subject Site: | Vacant/Undeveloped | General Business (GB) | General Commercial & Limited Industrial | |
|  | To the North: | Vacant/wastewater treatment plant | Industrial (I-1) | Research & Development |
| | To the East: | Equipment Storage/Rental | Limited Industrial (LI) | Limited Industrial |
| | To the South: | Single Family Residential | Single Family Residential(R2) | General Commercial |
| | To the West: | Convenience Store | General Business (GB) | General Commercial |

| ENVIRONMENTAL CONDITIONS: | |
|---------------------------------------|---|
| Soils / Topography: | Boyer-Oshtemo (30%), Boyer-Oshtemo 12-18 percent slopes (43%), Fox Boyer complex, 12-18 percent slopes (12%), Houghton Muck (9%) |
| Wetlands: | There is a wetland area northwest on the subject site, approximately 1 acre. |
| Vegetation: | The site appears to be heavily wooded with deciduous trees. |
| County Priority Natural Areas: | The majority of the site is considered a Livingston County Priority 1 Natural Area. The natural area is part of a 15-acre priority natural area to the north. |

| TOWNSHIP MASTER PLAN DESIGNATION: |
|---|
| <p>Green Oak Township's Master Plan designate the subject area as General Commercial and Limited Industrial described below.</p> <p>Western Portion: General Commercial: <i>Commercial uses are larger in scale and cater to a regional market. These areas have a closer relationship with highway uses and could include automobile related services, restaurants, shopping centers, etc. The criteria for location of these uses include accessibility to water and sewers, direct access to paved roads and lands capable of supporting development. General Commercial is appropriate near US-23 and M-36, US-23 and Eight Mile, and US-23 and Lee Road, and at select locations along Grand River Avenue, as designated on the Future Land Use Plan.</i></p> <p>Eastern Portion: Limited Industrial: <i>Are areas designated to accommodate uses enclosed mainly within a building whose external effects are not experienced beyond their own property lines. Such areas are intended to remain Rushton and Silver Lake Road; along Park Place and Boardwalk; in the Kensington Pines Industrial Park; south of Maltby Road on Whitmore Lake Road; along Grand River Avenue; and along the central portions of the M-36 corridor. It is worth noting that should the State correctional facilities along M-36 ever be sold and redeveloped, it is the Township's intent that these areas be put to light industrial use. Additionally, the area along Whitmore Lake Road north of Eight Mile is an area that is intended to support future light industrial development.</i></p> |

| COUNTY COMPREHENSIVE PLAN: |
|---|
| <p>The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.</p> |

COUNTY PLANNING STAFF COMMENTS:

The petitioner indicated he intends to develop a recreational vehicle storage facility. This is a permitted special use in the Limited Industrial District. The petitioner does own the adjacent property with a gas station that is zoned General Business.

Section 38-537 of the Green Oak Township's Zoning Ordinance offers Criteria for Amendment of the Official Zoning Map:**a) Weather the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.**

The Master Plan outlines a split designation for the subject site; the eastern portion is Limited Industrial, and the western portion is planned General Commercial. General Commercial corresponds to General Business and Highway Commercial in the Township Zoning Plan. It seems General Commercial portion of the site would not be consistent with the Township Master Plan. However, given the proximity to other planned Limited Industrial to the north, east and to the southeast the proposed rezoning may be compatible with surrounding future land uses.

The Master Plan designate both General Commercial and Limited Industrial to areas along Grand River. General Commercial is also described as relating to highway services for uses such as "*automobile related services, restaurants, shopping centers*". In which case the Limited Industrial could be more compatible than General Business given the proximity to light industrial uses.

b) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.

The proposed uses would be consistent with the surrounding land uses to the north and east. It should be noted, however, the properties west and southwest of the property are residential and may not necessary be compatible with light industrial uses.

c) Whether any public services and facilities would be significantly adversely impacted by the development or use allowed under the requested rezoning.

The subject area is located in a wellhead protection area. The area would be served by private well and septic. We would anticipate the proposed rezoning not significantly adversely impacting services and facilities.

d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the land's current zoning.

The uses allowed in both districts are somewhat similar with Limited Industrial having the potential have more intense uses such as manufacturing operations. Given the surrounding industrial and commercial uses in the area, it would seem the zoning districts would be equally suited for the area.

e) Whether the condition and/or value of the property in the Township or in adjacent communities would be significantly adversely impacted by a development or use allowed under the requested rezoning.

The parcel is in a wellhead protection area and there are wetlands located on the subject site, development will have to follow all State and Federal regulations. We would anticipate the proposed rezoning would not adversely impact the Township or adjacent communities.

f) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.

There has not been a change in conditions or error in the original ordinance that would justify the rezoning request.

g) Whether precedents might result from approval or denial of the petition and the possible effects of such precedents.

The subject site has a split future land use designations if GB and LI. Having one designation compatible with surrounding land uses would not set a negative precedent.

COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL: The rezoning has been thoroughly reviewed. The proposed rezoning for the subject site (4716-03-201-013) from General Business to Limited Industrial would be compatible to the surrounding uses and is consistent with Green Oak Charter Township Master Plan.

AERIAL AND SURROUNDING ZONING MAP:



Brighton Township to the North

RM-1: Multi Family
I-1: Industrial

Green Oak Township

GB: General Business
LI: Limited Industrial
R-2: Single Family Residential
RM: Multi-Family

Livingston County High Quality Natural Areas



Township Zoning Map



Brighton Township

I-1: Industrial

RM-1: Residential Multi-Family

Subject Site

LEGEND

- Natural River Overlay
- Tributary Overlay
- PL - Public Land
- RF - Residential Farming
- RE - Rural Estates
- R3 - Single Family
- R2 - Single Family
- R2A - Single Family
- R1 - Single Family
- LA - Lake Area Residential
- RM - Multiple Family
- RMH - Mobile Home Park
- LB - Local Business
- GB - General Business
- HC - Highway Commercial
- RO - Research Office
- LI - Limited Industrial
- GI - General Industrial
- PUD - Planned Unit Development
- VMU-1 - Village Mixed Use 1
- VMU-2 - Village Mixed Use 2

FUTURE LAND USE MAP:

Brighton Township

Yellow: Low Density Residential
Brown: Multifamily
Pink-Research & Development
Dark Purple: Industrial



Subject Property

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Suburban Density Residential
- High Density Residential
- Multiple Family
- Manufactured Home Park
- Local Commercial
- General Commercial
- Village Mixed Use/PUD
- Research Office
- Limited Industrial
- General Industrial
- Public - Institutional
- Recreation - Conservation
- Natural River



Livingston County Department of Planning

March 20, 2025

Green Oak Charter Township Board of Trustees
c/o Mike Sedlak, Clerk
10001 Silver Lake Rd.
Brighton, MI 48116

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
Principal Planner
AICP Candidate

**Re: Livingston County Planning Commission review of proposed rezoning
GB to LI (4716-03-201-013)**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, March 19, 2024, and reviewed the rezoning file referenced above. The County Planning Commissioners made the following recommendation:

Z-10-25 Approval. The proposed rezoning from GB (General Business) to LI (Limited Industrial) is consistent with the Green Oak Master Plan.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Martha Haglund

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

Enclosures

c: **Cris Burkhalter, Chair, Planning Commission**
Debra McKenzie, Township Zoning Administrator

(517) 546-7555
Fax (517) 552-2347

Meeting minutes and agendas are available at:
<https://milivcounty.gov/planning/commission/>

Web Site

milivcounty.gov/planning



Carlisle | Wortman

ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

January 9, 2025

Land Use and Zoning Analysis for Green Oak Charter Township, Michigan

Applicant: Pleasant Valley Investments

Location: Grand River Avenue, parcel ID # 4716-03-201-013

Current Zoning: GB – General Business

Action Requested: Rezoning from GB – General Business to LI – Limited Industrial

Required Information: As noted in the following review.

PETITION

The applicant is requesting a rezoning on a parcel with parcel ID number 4716-03-201-013 on the north side of Grand River Avenue, several parcels east of S Pleasant Valley Road. The petitioner requests that the parcel be re-designated from GB – General Business to LI – Limited Industrial to develop a recreational vehicle storage facility. A recreational vehicle storage facility will require a special use permit in the LI district.

The applicant also submitted a site plan application. However, if the rezoning is approved it would allow all permitted uses in the LI zoning district to be developed on the property, not just the proposed development indicated in the site plan. As such, the rezoning petition is separate from the site plan application.

SITE DESCRIPTION AND CURRENT USE

The subject parcel is 4.52 acres. The site is currently designated as General Business. The site is currently vacant and almost entirely wooded. There appear to be wetland on the northern portion of the site which shall be delineated and evaluated during any site plan review.

Figure 1. Aerial view of subject site and vicinity



Source: Nearmap.com

SURROUNDING ZONING AND LAND USE

The following chart compares zoning, future land use designation, and existing land use surrounding the subject parcel.

Table 1. Zoning and Land Use of Site and Surroundings

| | Zoning | Future Land Use | Existing Land Use |
|-----------------------------|-------------------------|------------------------|---|
| Subject parcel | GB – General Business | General Commercial | Vacant Land |
| North (Brighton Twp) | I1 – Industrial | Research & Development | Vacant Land, Wastewater Treatment Plant |
| South | R2 – Single Family Res | General Commercial | Single Family Residential |
| East | LI – Limited Industrial | Limited Industrial | Equipment Rental |
| West | GB – General Business | General Commercial | Convenience Store |

MASTER PLAN

Figure 2. Current Zoning Map



Figure 3. Future Land Use Map



As noted in the current zoning map in Figure 2, the subject site is currently zoned GB – General Business. Figure 3 depicts the future land use map from the adopted 2023 Green Oak Township Master Plan. The Future Land Use Plan designates the subject site as both General commercial and Limited Industrial. The subject parcels is the combination of two parcels that had different future land use designations.

DEVELOPMENT POTENTIAL

Current Zoning

The intent of the GB zoning district is to provide a district in which the community’s overall commercial and business facilities can be centralized to most efficiently and effectively serve the general Township and adjacent areas. Other uses are permitted which are generally compatible with the character and requirements of the commercial and business uses. Such regulations are designed to reduce possible conflicts with adjacent land uses and to provide conditions which encourage proper development within the district. The LB district allows for 20,000 square feet minimum lot sizes with 35% maximum lot coverage.

Proposed Zoning

The intent of the LI district is to primarily accommodate research, wholesale, and warehouse activities, and light industrial operations whose external, physical effects are restricted to the district, and in no manner affect, in a detrimental way, any of the surrounding districts. The LI district is intended for the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted. The LI district allows for 1 acre minimum lot sizes with 35% maximum lot coverage.

If the rezoning to LI were approved, the applicant could develop the property to any use permitted in the LI zoning district, not just the RV storage use indicated in their site plan application.

ZONING AMENDMENT PROCEDURE

Section 38-537. of the Zoning Ordinance outlines the requirements and procedures to review a rezoning petition.

For the rezoning, the Planning Commission must hold a public hearing, deliberate on findings that are identified in the Zoning Ordinance in Section 38-539., and make recommendations to the Township Board to approve, or deny the application.

FINDINGS FOR REZONING

In reviewing an application for the rezoning of land, whether the application be made with or without an offer of conditions, factors that should be considered by the Planning Commission and the Township Board include, but are not limited to, the following:

- a) Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

CWA The applicant indicated that the change is in conformance with the comprehensive development plan; however, the Future Land Use Map in the Master Plan designates half of the parcels as General Commercial not Limited Industrial. Table 11 in the Zoning Plan in the Master Plan indicates that the comparable zoning for the General Commercial designation is GB, the current zoning designation. Areas surrounding the subject parcel to the West, North, South, and East are all planned for the same uses that they are currently zoned for. Properties to the east are planned, used, and zoned for limited industrial. The properties across Grand River Avenue contain single family residences and are zoned R2 but are planned for general commercial.

- b) Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

CWA The proposed rezoning would allow for light industrial uses, which is compatible with the property to the east, but not the properties to the south and west. The Brighton Township properties to the north are planned for research and development, but the waste water treatment plant is unlikely to develop in the future to a different use.

- c) Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning; and

CWA The site is completely located within a wellhead protection area and within a district not served by public utilities. The site is served by onsite water and septic. The site should be served adequately by public services.

- d) Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the land's current zoning.

CWA General business uses are intended to serve local residences by offering both convenience and comparison goods and services. There are 5 areas in the Township with the GB zoning designation, but many more areas of the Township with LI zoning designation. Because of the site's location on a major roadway and within proximity to both business and residences, the GB designation is fitting for this area.

- e) Whether the condition and/or value of property in the Township or in adjacent communities would be significantly adversely impacted by a development or use allowed under the requested rezoning;

CWA This site does not have the potential to significantly adversely impact the Township as a whole or adjacent communities based upon the proposed zoning.

- f) Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance; and

CWA There have not been substantial conditions changes or ordinances errors that justify the rezoning from GB to LI.

- g) Whether precedents might result from approval or denial of the petition and the possible effects of such precedents.

CWA The proposed rezoning of this parcel is not entirely inconsistent with the master plan policies and this area's future land use plan. Because the parcel has a split future land use designation, a negative precedent would not be set if the rezoning were to be approved.

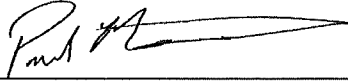
RECOMMENDATIONS

It appears that the proposed rezoning would allow for development that may be consistent with the development pattern in the area. It is recommended that the Planning Commission

Pleasant Valley Rezoning Review
January 9, 2024

review each of the findings to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Community Planner

175-2406

cc. Mark St. Charles, Township Supervisor
Debra McKenzie, Planning & Zoning Administrator
Scott W. Rose, Applicant



**GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT**

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

SITE PLAN PROCESSING FORM

TO BE COMPLETED BY APPLICANT

1. Applicant Name: PLEASANT VALLEY INV. LLC
Address: 1066 COMMERCE ST
City/State/Zip: BIRMINGHAM MI 48009
Phone: 248 789 2001 FAX: _____
E-Mail RJONA @ RON JONA . COM
2. Engineer Name: Nowak and Fraus Engineers / Michael D. Peterson, P.E.
Phone: 248-332-7931 FAX: _____
E-Mail mpeterson@nfe-engr.com
3. Current Property Owner Name: PLEASANT VALLEY INV LLC
Address: 11501 GRAND RIVER AVE
City/State/Zip: GREEN OAK TWP MI 48116
Phone: 248 789 2001 FAX: _____
Length of Ownership OVER 30 YEARS
4. Type and Description of Development: 5 Covered Storage Buildings

PUD ____, Subdivision ____, Site Condo ____, New Site Plan x, Additional Phase _____

5. Name of Development (if any): Pleasant Valley Storage

6 Location of Development: Northeast corner of Grand River Ave and Pleasant Valley Rd

7 Address: Grand River Ave

Tax Identification Number: 16-03-201-013

8. Property Information
Zoning District GB General Bussiness Current Use Vacant


Acreage of Property 5.00 Width Front 537.04' Depth 435.06'

I, RONALD JONA (property owner), hereby give permission for the Green Oak Charter Township employees, consultants and members of the Planning Commission to enter on the property to for which the above referenced petition is proposed for purposes of verifying information provided on the submitted application,

I, RONALD JONA (applicant), I hereby affirm that the above information is correct to the best of my knowledge.

NOTE: IF COST OF REVIEW EXCEEDS STATED AMOUNT THE APPLICANT WILL BE BILLED FOR THE ADDITIONAL AMOUNT.

Applicant Name: RONALD JONA

Signature: 

Date: 11-1-24

TO BE COMPLETED BY TOWNSHIP

1. Date filed with Township: _____
2. Date submitted to Planning Commission: _____
3. Action of the Planning Commission:
 - a. Approval: _____
 - b. Disapproval: _____
 - c. Conditional Approval: _____

THIS PROPERTY PROPOSED TO BE REZONED

- Name of the applicant: Pleasant Valley Investments
- Present Zoning: General Business
- Requested Zoning: Limited Industrial
- Property Area: 5 Acres
- Public Hearing Date: January 16, 2025

Maple Grove is located in the Green Oak Charter Township Website
greencounty.com

For more information: 810.231-1333 ext. 104
Green Oak Township Hall 10001 Silver Lake Rd

AFFIDAVIT OF PUBLICATION

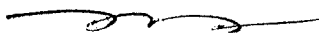
McKenzie, Debra GREEN OAK TOWNSHIP
Green Oak Township
10001 Silver Lake Rd
Brighton MI 48116-8361

STATE OF WISCONSIN, COUNTY OF BROWN

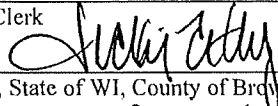
The Livingston Daily Press and Argus, a newspaper published in the city of Howell, Livingston County, State of Michigan, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

12/29/2024

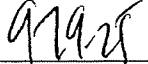
and that the fees charged are legal.
Subscribed and sworn to before me on 12/29/2024



Legal Clerk _____



Notary, State of WI, County of Brown _____



My commission expires _____

Publication Cost: \$72.92
Tax Amount: \$0.00
Payment Cost: \$72.92
Order No: 10846361 # of Copies:
Customer No: 1434222 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF POSTING

Please be advised that the Green Oak Charter Township Planning Commission will hold a public hearing on January 16, 2025, at 7:00 p.m. at the Green Oak Charter Township Hall, located at 10001 Silver Lake Road, Brighton, MI 48116. The applicant is seeking a rezoning of parcel 4716-21-200-013, which is currently zoned as Local Business. The request is to rezone the property to R2 Residential Single Family. The property address is 10983 Silver Lake Road, Brighton, MI 48116. Additionally, a second public hearing will be held regarding the rezoning of parcel 4716-03-201-013. This parcel is currently zoned General Business, and the applicant is requesting that it be rezoned to Limited Industrial.

Information is posted at the following locations and on greenoaktwp.com.
9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River,
Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest,
Brighton, MI, 10001 Silver Lake Road, Brighton, MI



**GREEN OAK CHARTER TOWNSHIP
PLANNING AND ZONING DEPARTMENT**

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

APPENDIX A

Property Identification
No. 16-03201-013

Date 11-25-2024
Case # _____

PETITION FOR CHANGE OF ZONE

**TO THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD OF
GREEN OAK**

I. Property Information

A. The undersigned applicant does hereby petition to change the zoning of the following legally described property (Use an attached sheet if necessary); -
See attached sheet

B. Situated at the following address: Grand River Ave, Green Oak Twp, MI

C.

The applicant requests that the Zoning Ordinance be amended to reclassify this property from zone GB General Business to zone LI Limited Industrial to permit the erection of (State proposed use, if known) _____

D. A plot plan of this property, showing both existing zone boundaries and those proposed, is hereto attached and made a part of this petition.

E. Said property has the following deed restrictions affecting the use thereof:
None

LEGAL DESCRIPTION: PARCEL

PART OF LOT 1 AND ALL OF LOTS 2 AND 3 OF "GREEN OAK INDUSTRIAL PARK", AS RECORDED IN LIBER 11 OF PLATS, PAGES 50 AND 51, LIVINGSTON COUNTY RECORDS, AND PART OF THE N. 1/2 OF FRACTIONAL SECTION 3, T.1N., R.6E., GREEN OAK TOWNSHIP, BEING DESCRIBED AS: BEGINNING AT THE PROPERTY CONTROLLING N. 1/4 CORNER OF SAID FRAC'L SECTION 3; THENCE N.89° 53' 00" E., 605.07 FEET; THENCE S. 00° 44' 00" E., 435.06 FEET; THENCE N. 83° 12' 00" W., 537.04 FEET; THENCE N. 06° 49' 03" E., 292.50 FEET; THENCE N. 83° 10' 57" W., 179.72 FEET; THENCE N. 09° 00' 53" E., 59.70 FEET; THENCE S.89° 28' 04" E., 57.00 FEET TO THE POINT OF BEGINNING. CONTAINING 217,800 SQUARE FEET OR 5.000 ACRES.

ADDRESS: GRAND RIVER AVE., GREEN OAK TOWNSHIP, MI.

TAX PARCEL ID.: 16-03-201-013

Pleasant Valley investments

GB

Said deed restrictions will expire on _____

II. The Answers To The Following Must Be Made Complete and Full

A. Such change is necessary for the preservation and enjoyment of a substantial property right because; (State in detail wherein the conditions applicable to this property establish the above statement).

The proposed development—five covered storage buildings for recreational vehicle storage—falls under the Limited Industrial Zoning District

B. Such change will not be materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof because; (State in detail wherein the conditions applicable to this property establish the above statement).

To the North, Brighton Township Waste Water Treatment

To the East, Chet's Rent All (Equipment rentals)

To the West, 7-11 store and gas station

There will be no impact on adjacent sites

C. Such change will be advantageous to the governmental unit where rezoning is requested because; (State in detail, with factual support reasons for the above statement of why refusing the change would be to the Township's disadvantage)

Covered storage buildings for recreational vehicle storage—falls under the Limited Industrial Zoning District

D. Such change is needed because zoned land is not presently available elsewhere in the community or adjacent communities to permit proper location of proposed use: (State in detail this determination).

III. Affidavit

Pleasant Valley Investments

A. The undersigned _____ says that he/she is the owner involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

B. This application also provides authority for Township Representatives to physically view and inspect the property.

Subscribed and sworn to before me this 25th day of November



JOSEPH MAGRI
Comm.: # HH 294012
Expires: July 27, 2028

Address: 1066 Commerce
BHAM AL 36009

Notary Public

Broward County, ^{Florida} ~~Michigan~~
My commission expires July 27, 2026

Phone number 248 789 2001

APPENDIX B

There must be compelling reasons for any zoning amendment, which is substantially related to the public welfare and necessity. It is not sufficient that an applicant for an amendment to the Zoning Ordinance merely show that there is no neighborhood objection to a requested amendment; nor is it sufficient that an applicant show that the amendment would enable him to gain a greater profit or income from his/her property.

A. COMPREHENSIVENESS:

1. Is change contrary to the established land use pattern? Yes

2. Would change create an isolated district unrelated to similar districts; i.e., is this "spot zoning"? No

3. Would change alter the population density pattern and thereby increase the load of public facilities (school, sewers, streets)? No

4. Are present district boundaries illogically drawn in relation to existing conditions? No

5. Is the change in conformance with the comprehensive development plan?
Yes

B. CHANGED CONDITIONS:

1. Have the basic land use conditions been changed? No

2. Has development of area been contrary to existing regulations? No

C. PUBLIC WELFARE:

1. Will change adversely influence living conditions in the neighborhood? No

2. Will change create or excessively increase traffic congestion? No

3. Will change seriously reduce the light and air to adjacent area? No

4. Will change adversely affect property values in adjacent area? No

5. Will change be a deterrent to the improvement or development of adjacent property in accord with existing regulations? No

6. Will change constitute a grant of special privilege to an individual as contrasted to the general welfare? No

D. REASONABLENESS:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning? No

2. Is the change requested out of scale with the needs of the neighborhood or community? No

3. Is it impossible to find adequate sites for the proposed use in existing districts permitting such use? No

DO NOT WRITE BELOW THIS LINE

A. ACTION TAKEN BY TOWNSHIP PLANNING COMMISSION:

1. Date preliminary hearing held _____

2. Date public hearing published _____

3. Date public hearing held _____

4. Recommendation of Planning Commission _____

5. Date sent to County Planning Commission _____

B. ACTION TAKEN BY TOWNSHIP BOARD

1. Date acted on by Township Board _____

2. Action of Township Board _____

3. Date Zoning Map and/or Ordinance Changed _____

5. Ordinance Number _____

ADMINISTRATIVE REGULATION

The following administrative regulations shall be followed whenever an application for rezoning of land is made to the Planning Commission and/or to the Township Board, and said regulations shall be a prerequisite to the right of public hearing thereupon:

1. A 4 ft. by 4 ft. sign shall be erected in full public view along road frontage 21 days prior to a public hearing on the property which is the site of the rezoning provided, however, that if the property to be rezoned is situated on two streets or roads abutting the subject property, then two (2) signs, one for each road, shall be required. The sign shall be located no more than five (5) foot off the property line, with one (1) sign for every 600 foot of frontage or fraction thereof. The boundaries of the property shall be marked with orange flags on stakes not less than one (1) foot high above grade. The applicant shall submit a drawing of proposed sign location at the time application is made for rezoning.
2. Such signs shall be removed after the decision of the Township Board. If the Public Hearing is adjourned, the date of the public hearing shall be changed upon the face of the sign.
3. Said sign shall be exempt from the zoning ordinance governing the sign ordinance of the Township of Green Oak as mandated sign provided, however, that a temporary sign permit shall be obtained.
4. The sign shall read as follows:
 - a) At the top of the sign the words shall appear, "This property proposed to be rezoned".
 - b) The sign shall contain the name of the real property of interest asking for the zoning change.
 - c) The sign shall contain what the present zoning is at the time of petition.
 - d) The sign shall contain the proposed or requested zoning sought and amount of acreage involved.
 - e) The sign shall contain the proposed use of the land if the zoning is successful.
 - f) The date, time and place of the public hearing on the rezoning.
5. The Township shall supply the sign to the petitioner for a fee. It shall be the duty of the petitioner to erect, maintain and remove said sign; removal shall be within three (3) days after the final decision of the rezoning request.
6. This application also provides authority for Township Representatives to physically view and inspect the property.

THIS PROPERTY
PROPOSED
TO BE REZONED

Name of the Applicant: _____

Present Zoning: _____

Requested Zoning Classification: _____

Proposed Use of Land: _____

Property Area: _____

Public Hearing Date:
Green Oak Township Hall
10001 Silver Lake Road, Brighton, Michigan 48116

For more information: 810. 231-1333



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS

TRANSMITTAL

TO:

Debra McKenzie, MAAO, MCPPE

COMPANY:

Green Oak Charter Township
Planning & Zoning
10001 Silver Lake Road
Brighton MI 48116

FROM:

Nabeel N. Naoum

DATE:

11-26-2024

REGARDING:

Pleasant Valley Storage Rezoning Plans

NOWAK & FRAUS JOB #:

L056-01

ENCLOSED YOU WILL FIND THE FOLLOWING:

Six (6) prints of the rezoning plans, rezoning application, property legal description and one usb that contains all the above referenced files..

SENT VIA:













- U. S. MAIL
- INTEROFFICE MAIL
- UPS
- OVERNIGHT
- HAND DELIVERY
- GROUND
- CLIENT PICK UP

FAX

FAX NUMBER: _____

PAGES - INCLUDING COVER: _____



| Parcel Number | | |
|----------------------------|--|---|
| 4716-03-100-131 | |  |
| 4716-03-200-003 | |  |
| 4716-03-200-005 | |  |
| 4716-03-200-006 | |  |
| 4716-03-200-007 | |  |
| 4716-03-200-012 | |  |
| 4716-03-201-009 | |  |
| 4716-03-201-010 | |  |
| 4716-03-201-012 | |  |
| 4716-03-201-013 | |  |
| 47road | |  |
| 47row | |  |
| | | |
| Save Record Set Options... | | |
| Add To Driving List | | |

COMMUNITY OUTREACH SERVICES CORP
9525 HIGHLAND RD
HOWELL, MI 48843

NO IX, LLC
51722 GRAND RIVER AVE
WIXOM, MI 48393-2303

SEIGMILLER, CURTIS
6165 PLEASANT VALLEY RD
BRIGHTON, MI 48116-8510

SCOBIE, SANDRA M
11640 GRAND RIVER RD
BRIGHTON, MI 48116-9587

WOODFORD, MICHAEL J
11620 GRAND RIVER RD
BRIGHTON, MI 48116-9587

WOODFORD, MICHAEL & JANET
11620 GRAND RIVER RD
BRIGHTON, MI 48116-9587

NO IX, LLC
51722 GRAND RIVER AVE
WIXOM, MI 48393-2303

SHMINA DEVELOPMENT LLC
11711 GRAND RIVER RD
BRIGHTON, MI 48116-9000

KJJA, LLC
11777 GRAND RIVER RD
BRIGHTON, MI 48116-9617

PLEASANT VALLEY INVESTMENTS
TAX DEPT #3313030
PO BOX 711
DALLAS, TX 75221-0711

PLEASANT VALLEY INVESTMENTS
RON JONA & ASSOCIATES
1066 COMMERCE ST
BIRMINGHAM, MI 48009-7128

AVERY

5160

4716-03-100-031
COMMUNITY OUTREACH SERVICES CORP
9525 HIGHLAND RD
HOWELL MI 48843

4716-03-200-005
SCOBIE, SANDRA M
11640 GRAND RIVER RD
BRIGHTON MI 48116-9587

4716-03-201-009
SHMINA DEVELOPMENT LLC
11711 GRAND RIVER RD
BRIGHTON MI 48116-9000

Easy Peel Address Labels
Dendalaking line to expose Pop-up Edge

4716-03-200-003
NO IX, LLC
51722 GRAND RIVER AVENUE
WIXOM MI 48393

4716-03-200-006
WOODFORD, MICHAEL J
11620 GRAND RIVER RD
BRIGHTON MI 48116-9587

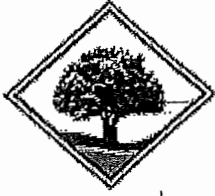
4716-03-201-012
PLEASANT VALLEY INVESTMENTS
TAX DEPT #3313030
PO BOX 711
DALLAS TX 75221-0711

Go to avery.com/templates
Use Avery Template 5160

4716-03-200-004
SEIGMILLER, CURTIS
6165 PLEASANT VALLEY RD
BRIGHTON MI 48116-8510

4716-03-200-007
WOODFORD, MICHAEL & JANET
11620 GRAND RIVER RD
BRIGHTON MI 48116-9587

MALIK, CHARLES M
8872 WINANS LAKE RD
BRIGHTON MI 48116



GREEN OAK CHARTER TOWNSHIP
10001 SILVER LAKE ROAD, BRIGHTON, MI 48116
PHONE: 810-231-1383 * FAX 810-231-5080

**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Please be advised that the Green Oak Charter Township Planning Commission will hold a public hearing on January 16, 2025, at 7:00 p.m. at the Green Oak Charter Township Hall, located at 10001 Silver Lake Road, Brighton, MI 48116.

The applicant is seeking a rezoning of parcel 4716-21-200-013, which is currently zoned as Local Business. The request is to rezone the property to R2 Residential Single Family. The property address is 10983 Silver Lake Road, Brighton, MI 48116.

Additionally, a second public hearing will be held regarding the rezoning of parcel 4716-03-201-013. This parcel is currently zoned General Business, and the applicant is requesting that it be rezoned to Limited Industrial.

Public comments and participation are both encouraged and welcome, either in person at the Public Meeting or in writing to Debra McKenzie, Zoning Administrator, and 10001 Silver Lake Road, Brighton, MI 48116 by FAX at 810. 231-5080 or E-Mailed to Planning-Zoning@greenoaktwp.com prior to noon, January 16, 2025

Persons with disabilities needing accommodations for effective participation in this meeting should contact the Green Oak Charter Township Clerk's Office at least 5 business days prior to the meeting to request mobility, visual, hearing, or other assistance.

Information is posted at the following locations and on greenoaktwp.com
9384 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863
Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road,
Brighton, MI

A copy of the application will also be available from the Green Oak Charter Township Clerk's Office, and will be available for inspection Monday through Friday from 8:00 a.m. to 5:00 p.m. or on the township website 15 days prior to the meeting.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS

TRANSMITTAL

| | |
|---|--|
| TO: Debra McKenzie, MAAO, MCPPE | FROM: Nabeel N. Naoum |
| COMPANY: Green Oak Charter Township Planning & Zoning 10001 Silver Lake Road Brighton MI 48116 | DATE: 11-04-2024 |
| REGARDING: Pleasant Valley Storage Site Plan | NOWAK & FRAUS JOB #: L056-01 |

ENCLOSED YOU WILL FIND THE FOLLOWING:

Six (6) sets of plans, site plan application and electronic copy (USB)

SENT VIA:

| | |
|---|--|
| <input type="checkbox"/> U. S. MAIL | <input type="checkbox"/> INTEROFFICE MAIL |
| <input checked="" type="checkbox"/> UPS | <input type="checkbox"/> OVERNIGHT |
| | <input checked="" type="checkbox"/> GROUND |
| | <input type="checkbox"/> HAND DELIVERY |
| <input type="checkbox"/> FAX | <input type="checkbox"/> CLIENT PICK UP |
| FAX NUMBER: _____ | |
| PAGES - INCLUDING COVER: _____ | |

OWNER / DEVELOPER

PLEASANT VALLEY INVESTORS
1066 Commerce
Birmingham, MI 48009

Contact: Ron Jona
Phone: (248) 789-2001

Architect

Vivid Design Studio, LLC
255 S Old Woodward Ave
Birmingham, MI 48009

Contact: Evander Klzy I CEO

Tel. (248) 520-5357

CIVIL ENGINEER

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

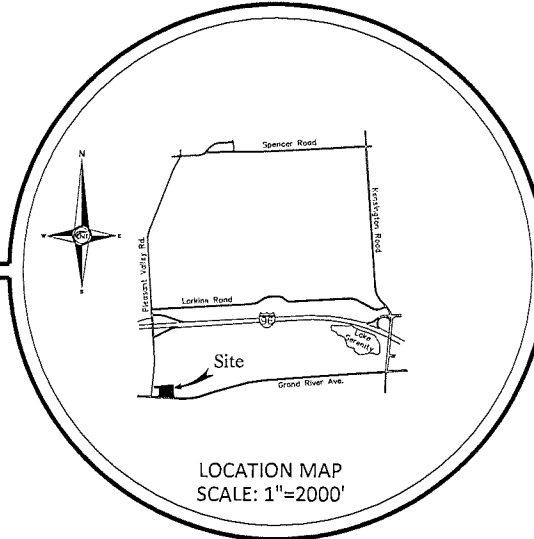
Contact: Michael D. Peterson, P.E.

Tel. (248) 332-7931
Fax. (248) 332-8257

Green Oak Township,
Livingston County, Michigan
CONCEPT PLAN DOCUMENTS

Prepared For
Pleasant Valley Investors

PART OF THE N. 1/2 OF FRACTIONAL SECTION 3,
GREEN OAK TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN



LEGAL DESCRIPTION

PART OF LOT 1 AND ALL OF LOTS 2 AND 3 OF "GREEN OAK INDUSTRIAL PARK", AS RECORDED IN LIBER 11 OF PLATS, PAGES 50 AND 51, LIVINGSTON COUNTY RECORDS, AND PART OF THE N. 1/2 OF FRACTIONAL SECTION 3, T.1N., R.6E., GREEN OAK TOWNSHIP, BEING DESCRIBED AS: BEGINNING AT THE PROPERTY CONTROLLING N. 1/4 CORNER OF SAID FRACTIONAL SECTION 3; THENCE N.89° 53' 00" E., 605.07 FEET; THENCE S. 00° 44' 00" E., 485.06 FEET; THENCE N. 83° 12' 00" W., 537.04 FEET; THENCE N. 06° 49' 03" E., 292.50 FEET; THENCE N. 83° 10' 57" W., 179.72 FEET; THENCE N. 09° 00' 53" E., 59.70 FEET; THENCE S.89° 28' 04" E., 57.00 FEET TO THE POINT OF BEGINNING. CONTAINING 217,800 SQUARE FEET OR 5.000 ACRES.

ADDRESS: GRAND RIVER AVE., GREEN OAK TOWNSHIP, MI.

TAX PARCEL ID.: 16-03-201-D13

SHEET INDEX

- C0 Cover Sheet
- C1 Boundary / Topographic Survey
- C2 Demolition Plan
- C3 Stringer Dimension Plan
- C4 Paving and Grading Plan
- C5 Utility Plan
- C6 Details and Notes Plan

- L1 Landscape Plan
- L2 Landscape Notes and Details Plan

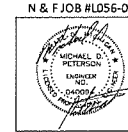
- 1 Photometric Plan

- A-1 Building A
- A-2 Building B

REVISIONS:
10-29-2024 10-29-2024 SUBMIT FOR SITE PLAN REVIEW

Project Name

Pleasant Valley Storage

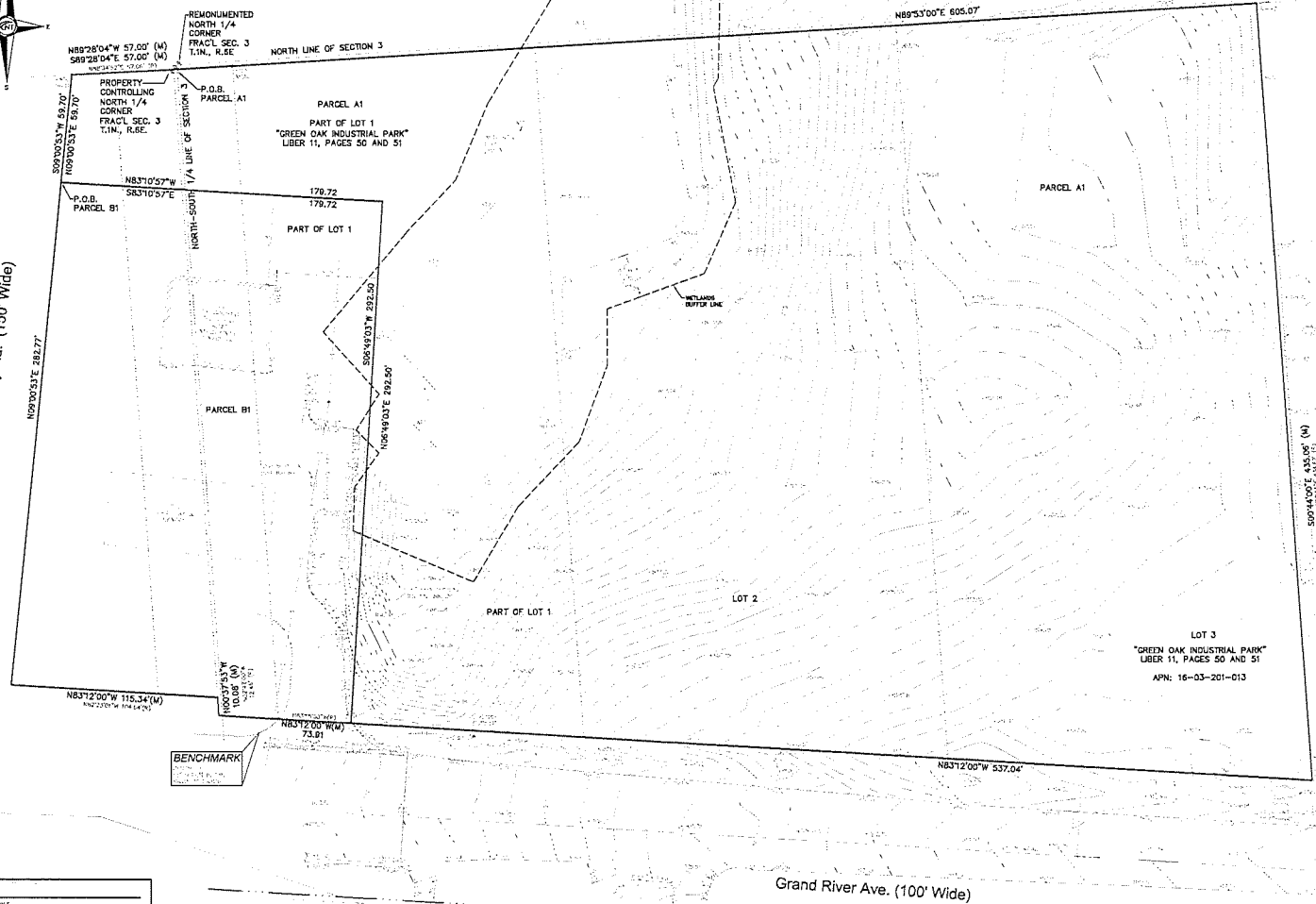


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

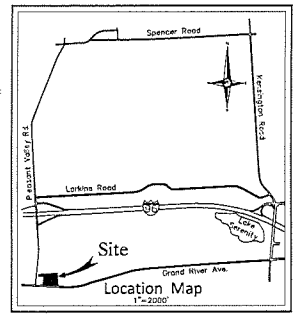


Pleasant Valley Rd. (150' Wide)



BENCHMARK
 10.08' (M)
 10.08' (M)

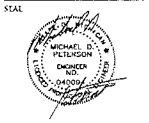
| LEGEND | |
|--------|---|
| | EXISTING SANITARY SEWER |
| | EXISTING SANI. CLEAN OUT |
| | EXISTING WATER MAIN |
| | EXISTING STORM SEWER |
| | EXISTING RUMBLE CHANNELS |
| | UTILITY POLE |
| | OVERHEAD LINES |
| | LIGHT POLE |
| | EXISTING GAS MAIN |
| | EXISTING UTILITY TO BE REMOVED |
| | EXISTING UTILITY TO BE REMOVED |
| | INDICATES EXISTING TREE TO BE REMOVED |
| | INDICATES AREAS OF PARCELS, BUILDINGS, ETC. TO BE REMOVED |



50
 ENGINEERS
 1969-2019

NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL: (248) 332-7931
 FAX: (248) 332-6257
 WWW.NOWAKFRAUS.COM



PROJECT
 Pleasant Valley Storage

CLIENT
 Pleasant Valley Investors
 1066 Commerce
 Birmingham, MI 48009

Contact: Ron Jona
 Phone: (248) 789-2001

PROJECT LOCATION
 Part of the N. 1/2 of
 Fractional Section 3
 T. 1N., R.6E.
 Green Oak Township,
 Livingston County, Michigan

SHEET
 Demolition Plan



DATE ISSUED/REVISED
 10/30/2020 SUBMIT FOR SITE PLAN REVIEW

DRAWN BY
 N. Naoum

DESIGNED BY
 M. Kurmas

APPROVED BY
 M. Peterson

DATE
 10/30/2020

SCALE: 1" = 30'

INFE JOB NO. SHEET NO.
 L056-01 C2

TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 SURVEY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF PUBLIC COMPANIES, AND NO WARRANTY CAN BE MADE TO THE COMPLETENESS OF EACH OTHER'S LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN APPLICABLE TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.



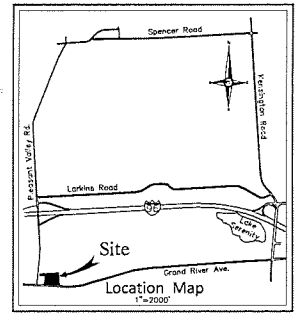
Pleasant Valley Rd. (150' Wide)



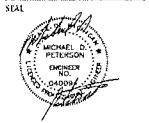
| LEGEND | |
|--------|-------------------------|
| | EXISTING SANITARY SEWER |
| | SAN. CLEAN OUT |
| | EXISTING WATERMAIN |
| | EXISTING STORM SEWER |
| | D. R. Y. CATCH BASIN |
| | EXISTING BURIED CABLES |
| | OVERHEAD LINES |
| | LIGHT POLE |
| | SOIL |
| | EXISTING GAS MAIN |
| | PR. SANITARY SUMP |
| | PR. WATER MAIN |
| | PR. STORM SEWER |
| | PR. R. Y. CATCH BASIN |
| | PROPOSED LIGHT POLE |

SITE DATA
 TOTAL AREA: 217,000 S.F. OR 5.000 ACRES
 (ENCL. 18-03-201-010)
 PROPOSED USE: COVERED STORAGE (SPECIAL LAND USE PERMITTED)
 PARKING REQUIRED: 1 SPACE/ 2,000 S.F. OF BUILDING AREA
 TOTAL SPACES REQUIRED = 18 SPACES
 TOTAL BUILDING FOOTPRINT AREA:
 = 6,408 + 6,408 + 6,408 + 6,048 + 6,048
 = 31,320 S.F.

| PAVING LEGEND | |
|---------------|----------------------------|
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |



50 YEARS
 1968-2018
NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL: (248) 332-7931
 FAX: (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 Pleasant Valley Storage
 CLIENT
 Pleasant Valley Investors
 1066 Commerce
 Birmingham, MI 48109
 Contact: Ron Jona
 Phone: (248) 789-2001

PROJECT LOCATION
 Part of the N. 1/2 of
 Fractional Section 3
 T. 1N., R.0E.
 Green Oak Township,
 Livingston County, Michigan

SHEET
 Stringer Dimension Plan



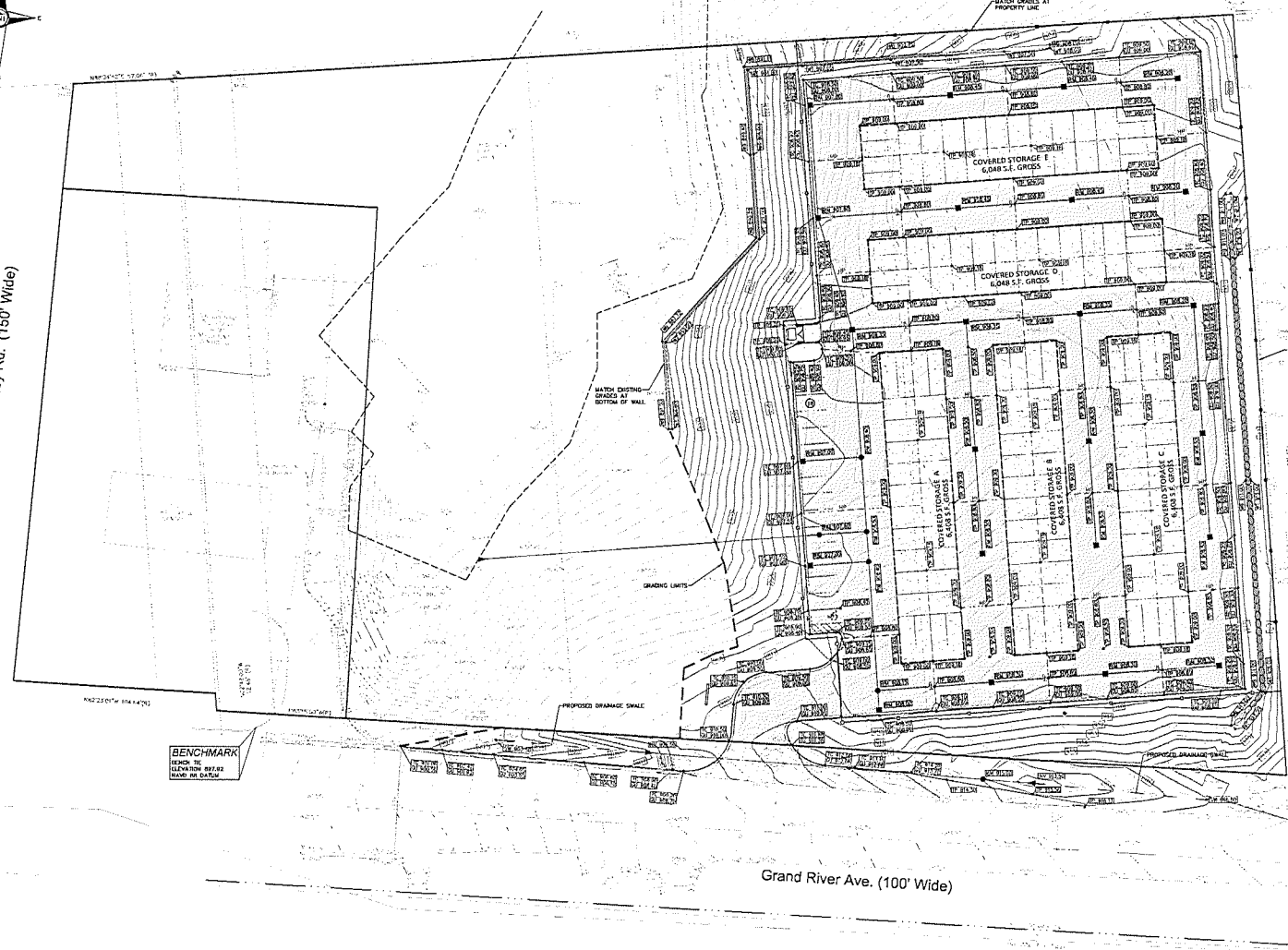
DATE ISSUED/REVISED
 07.27.2018 / 08.01.2018 (FOR SITE PLAN REVIEW)

DRAWN BY:
 M. Kurmas
 DESIGNED BY:
 M. Kurmas
 APPROVED BY:
 M. Peterson

DATE:
 10-30-2020
 SCALE: 1" = 30'
 SHEET NO.:
 L056-01 C3

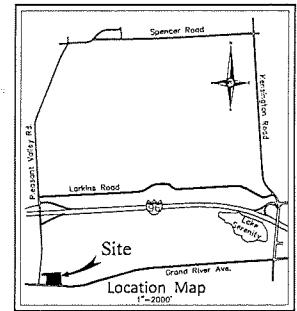


Pleasant Valley Rd. (150' Wide)



Grand River Ave. (100' Wide)

BENCHMARK
 MARK TO
 ELEVATION 897.82
 MARK NO. 040304



50 YEARS
 1969-2019
NF
ENGINEERS

NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 FONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 Pleasant Valley Storage

CLIENT
 Pleasant Valley Investors
 1066 Commerce
 Birmingham, MI 48069

Contact: Ren Jona
 Phone: (248) 789-2001

PROJECT LOCATION
 Part of the N. 1/2 of
 Fractional Section 3
 T. 1N., R. 6E.
 Green Oak Township,
 Livingston County, Michigan

SHEET
 Paving & Grading Plan

PAVING LEGEND

| | |
|--|----------------------------|
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |

LEGEND

| | |
|--|-----------------------------|
| | EXISTING SANITARY SEWER |
| | SAN. CLEAN OUT |
| | EXISTING WATERMAIN |
| | EXISTING STORM SEWER |
| | EX. R. Y. CATCH BASIN |
| | EXISTING DUNED CABLES |
| | OVERHEAD LINES |
| | LIGHT POLE |
| | SEN |
| | EXISTING GAS MAIN |
| | PE. SANITARY SEWER |
| | PE. WATER MAIN |
| | PE. STORM SEWER |
| | PE. R. Y. CATCH BASIN |
| | PROPOSED LIGHT POLE |
| | PE. TOP OF GROUND ELEVATION |
| | PE. GUTTER ELEVATION |
| | PE. TOP OF WALL ELEVATION |
| | PE. TOP OF FINISH ELEVATION |
| | FINCH GRADE ELEVATION |



DATE ISSUED/REVISED
 10-30-2020 10-27-2024 MHA/MT FOR SITE PLAN REVIEW

DRAWN BY:
 N. Naoum

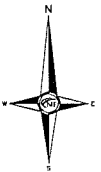
DESIGNED BY:
 M. Kurmas

APPROVED BY:
 M. Peterson

DATE
 10-30-2020

SCALE: 1" = 30'

NF JOB NO. **SHEET NO.**
 L056-01 C4

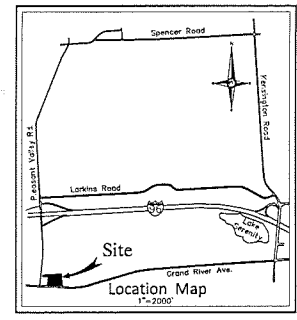


Pleasant Valley Rd. (150' Wide)



BENCHMARK
 BENCH TO BE
 ELEVATION 897.52
 MARK IN EXISTING

Grand River Ave. (100' Wide)



50
 YEARS
 1969-2019
NOWAK & FRAUS
 ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 FONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8237
 WWW.NOWAKFRAUS.COM



PROJECT
 Pleasant Valley Storage

CLIENT
 Pleasant Valley Investors
 1066 Commerce
 Birmingham, MI 48069

Contact: Ron Jona
 Phone: (248) 789-2001

PROJECT LOCATION
 Part of the N. 1/2 of
 Fractional Section 3
 T. 1N., R. 6E.
 Green Oak Township,
 Livingston County, Michigan

SHEET
 Utility Plan



DATE ISSUED/REVISED
 10-20-2020 / 10-20-2020
 10-20-2020 / 10-20-2020

DRAWN BY:
 N. Naoum
 DESIGNED BY:
 M. Kurmas
 APPROVED BY:
 M. Peterson
 DATE
 10-30-2020

SCALE: 1" = 30'
 SHEET NO.
 L056-01 CS

| LEGEND | |
|--------|------------------------------|
| | EXISTING SANITARY SEWER |
| | SAN. CLEAN OUT |
| | EXISTING WATER MAIN |
| | EXISTING STORM SEWER |
| | EX. R. Y. CATCH BASIN |
| | EXISTING BURIED CABLES |
| | OVERHEAD LINES |
| | LIGHT POLE |
| | SIGN |
| | EXISTING Q.S. MANHOLE |
| | PR. SANITARY SEWER |
| | PR. WATER MAIN |
| | PR. STORM SEWER |
| | PR. R. Y. CATCH BASIN |
| | SAND BACKFILL (20% & SOFTER) |
| | PROPOSED LIGHT POLE |



**NOWAK & FRAUS
ENGINEERS**

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48242-3032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SCALE



PROJECT
Pleasant Valley Storage

CLIENT
Pleasant Valley Investors
1066 Commers
Birmingham, MI 48019

Contact: Ron Jona
Phone: (248) 789-2001

PROJECT LOCATION
Part of the N. 1/2 of
Fractional Section 3
T. 1N., R. 6E,
Green Oak Township,
Livingston County, Michigan

SHEET
Details and Notes Plan



DATE: 02.22.2024
ISSUE D/REVISED:
ISSUE FOR SITE PLAN REVIEW

DRAWN BY
N. Naoum

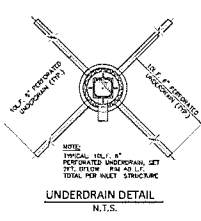
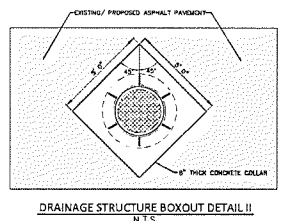
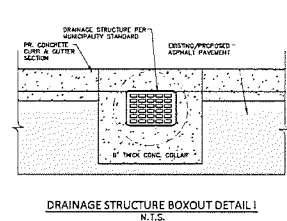
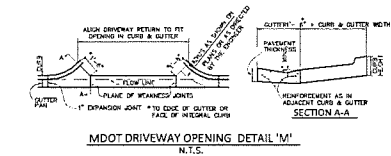
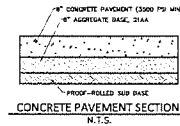
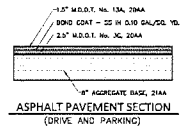
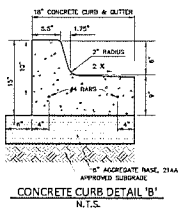
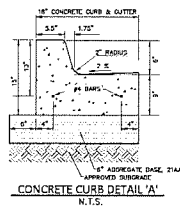
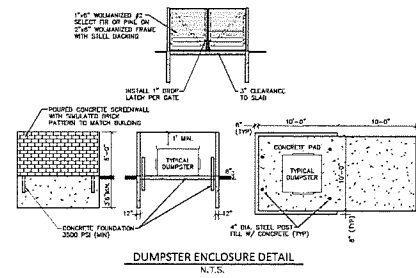
DESIGNED BY
M. Kurmas

APPROVED BY
M. Peterson

DATE:
10-30-2020

SCALE: N.T.S.

NFE JOB NO. SHEET NO.
LD56-01 C6



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE II (AIR-ENTAINED) WITH A MAXIMUM CEMENT CONTENT OF 20% (MAXIMUM PER CLASS) SHALL BE USED. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MOST BITUMINOUS MIXTURE NO. 100A, 20% SURFACE COURSE - MOST BITUMINOUS MIXTURE NO. 1000, 20% ASPHALT CEMENT. PAVEMENT SHALL BE PLACED AND FINISHED TO A MINIMUM 1/2 INCH BELOW FINISH CALLON PER SQUARE FEET, MAXIMUM 2 INCH DEPTH.

PAVEMENT SHALL BE CONSTRUCTED TO THE SIDE OF THE MAXIMUM DENSITY (ADJUSTED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING CURB-EDGE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE CONTRACTOR TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT DRIVEWAYS, CURBS & GUTTERS, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURED COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATIONS.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT PROVEN RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION 304.04.

ALL WEAR SURFACES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING DRIVE OR DRIVEWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN OBTAINED FROM THE ADJACENT PROPERTY OWNER OR STATE ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL MAINTAIN AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGED FOR ALL WORK.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RAMP.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN IN ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A QUALIFIED ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND FINISH MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN LIFTED LIFTS NOT EXCEEDING 8 INCHES THICK TO SIDE OF THE MAXIMUM DENSITY (ADJUSTED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
February 6, 2025

Approved: _____

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

Roll Call: Audrey Beyer
Cris Burkhalter
Dwanye Janke
Lary Marshall
Sarah Pearsall
Michael Sedlak

Absent: Doug Nale

Also Present: Debra McKenzie, Zoning Administrator
Michelle Marin, Carlisle Wortman
Rick Miner, CES

Guests: 16

APPROVAL OF AGENDA

Mr. Janke noted the correct parcel numbers for item 7e. as follows:
4716-05-300-074,
4716-05-300-076,
4716-05-300-040.

**Motion by Marshall, second by Pearsall
To approve the agenda as amended.**

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

MOTION APPROVED

APPROVAL OF MINUTES

Mr. Marshall noticed a typographical error and it was corrected.

Motion by Pearsall, second by Marshall

To approve the January 16, 2025 minutes with minor correction.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CALL TO THE PUBLIC - None

BUSINESS ITEMS

**A. Recommend Approval or Denial to the Township Board for R01-2025
Rezoning request from Johnny Yono on parcel #4716-21-200-013 the parcel
is zoned Local Business, and the applicant is requesting the property be
rezoned to Residential Single Family R2. The address is 10983 Silver Lake
Road, Brighton, MI 48116.**

Ms. Maren referenced the Carlisle Wortman memo dated January 9, 2025. It appears that the proposed rezoning would allow for development that may be consistent with the development pattern in the area but is inconsistent with the Township's Master Plan. It is recommended that the Planning Commission review each of the findings to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.

Mr. Marshall explained the master plan calls for local business to align with what is currently in that location. Residential does seem to fit within this area, and it's not much of a leap to extend the residential boundaries for this one lot.

Mr. Janke stated he would typically default to the master plan, but the adjustments were made years ago and, in this case, he see residential for a better use for this parcel. In this case it's appropriate.

Ms. Pearsall stated she agreed with Mr. Janke, she would normally also go with the master plan, but after listening to the applicant, the commercial is not viable there, she would be in favor of residential.

Ms. Beyer stated she was in agreement after listening to the family and agrees letting it go residential is a viable option.

Clerk Sedlak stated he concurred, the master plan is just that a plan, it was master planned with what was already there, and doing this is wholly appropriate.

Mr. Marshall noted rezoning to residential would improve the traffic in the area as well without business traffic.

Mr. Marshall stated there has been a change in the conditions, it will significantly increase the cost to renovate to meet the zoning ordinance standards to upgrade the

99 building and make it compliant with today's standards, it's unreasonable to expect a
100 small business to expend that kind of money to upgrade it.

101

102 **Motion by Marshall, second by Pearsall**

103 **Motion to recommend approval to the Township Board of Rezoning request**

104 **R01-2025 from Johnny Yono to rezone parcel # 4716-21-200-013 from Local**

105 **Business to Residential Single Family R2 based upon the following**

106 **findings:**

- 107 1. The uses allowed under the R2 zoning district would be
- 108 compatible with other zones and uses in the surrounding area.
- 109 2. The site would be served adequately by public services.
- 110 3. The uses allowed under the R2 zoning district would be equally or
- 111 better suited to the area than the uses allowed under the LB zoning
- 112 district.
- 113 4. The condition or value of the property in the Township or in adjacent
- 114 communities would not be significantly adversely impacted by a
- 115 development or use allowed under the R2 zoning district.
- 116 5. There is a greater demand for housing in the area than when the zoning
- 117 map was adopted.

118

119 **Roll Call Vote: Ayes: Unanimous**

120 **Nays: None**

121

MOTION APPROVED

122

123

124

125

126 **B. Recommend Approval or Denial to the Township Board for R02-2025**
127 **Rezoning request from Pleasant Valley investments on parcel #4716-03-**
128 **201-013. The parcel is zoned General Business, and the applicant is**
129 **requesting the property to be rezoned Limited Industrial.**

130

131 Ms. Maren referenced the Carlisle Wortman memo dated January 9, 2025. It appears
132 that the proposed rezoning would allow for development that may be consistent with the
133 development pattern in the area. It is recommended that the Planning Commission
134 review each of the findings to determine if the proposed rezoning is appropriate before
135 making a recommendation to the Township Board.

136

137 The Planning Commissioners reviewed the findings.

138

139 Clerk Sedlak stated he's been working with the applicant for 3 years and he didn't meet
140 the requirements of the acreage, but they also owned the property the 7-11 is on so
141 they worked out to transfer property to get to the 5 acres and provide an entrance off
142 Pleasant Valley. There is nothing on that side of the Township. The applicant has been
143 willing to work with them in all ways.

144

145 Ms. Beyer stated she is in agreement with the outdoor recreational vehicles at an offsite
146 property rather than in subdivisions, it becomes a problem. Ms. Maren stated she
147 wanted to make sure the discussion is focused on limited industrial overall.

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Clerk Sedlak stated it's a wise to move it to limited industrial for the uses it would provide.

Mr. Marshall agreed, it makes more sense to align the limited industry that is along Grand River as it travels east.

Ms. Pearsall agreed, the limited industry fits.

Mr. Janke stated knowing who the neighbors are, they clearly want to take that into account, there is a gas station to the west, neighbors to the east and a wastewater treatment plant to the north. They have a major highway that can handle the traffic, so he is an advocate for handling this type of parcel.

Clerk Sedlak noted they have the ability to obtain water if the applicant chose to.

There were no further comments or concerns.

**Motion by Sedlak, second by Janke
Motion to recommend approval to the Township Board of Rezoning request R02-2025 to rezone parcel # 4716-03-201-013 from General Business to Limited Industrial based upon the following findings:**

- 1. The rezoning is consistent with policies and uses proposed for the area in the Township's Master Lan Use Plan.**
- 2. The uses allowed under the LI zoning district would be compatible with other zones and uses in the surrounding area.**
- 3. The site would be served adequately by public services.**
- 4. The uses allowed under the LI zoning district would be equally or better suited to the area than the uses allowed under the GB zoning district.**
- 5. The condition or value of the property in the Township or in adjacent communities would not be significantly adversely impacted by a development or use allowed under the LI zoning district.**

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

MOTION APPROVED

C. Approval or Denial on Site Plan Approval SP01-2025#4716-08-100-022 for U-Haul Amerco real Estate Company. The property is zoned Limited Industrial. The parcel is 9.77 acres.

Ms. Maren referenced the Carlisle Wortman memo dated January 20, 2025. She recommended that the following outstanding site plan items be addressed prior to Planning Commission review of the site plan or special approval use.

1. The Planning Commission shall consider the applicant's requested deviations.
2. Applicant should consider providing physical samples of the proposed façade

- 197 materials for Planning Commission consideration.
- 198 3. Applicant shall update the impervious surface coverage to reflect new site
199 arrangement.
- 200 4. Applicant shall provide canopy height.
- 201 5. The Planning Commission to consider how the proposed site layout complies
202 with Sec. 38-363(j) requirements to preserve protected trees, landmark trees,
203 woodlands through site development techniques, including site design,
204 development location, grading/clearing limits, and minimized construction
205 footprint.
- 206 6. The Planning Commission may require a site investigation report, as set forth in
207 Sec. 38-72.
- 208 7. Applicant shall explore alternate site arrangement, as discussed in this report.
- 209 8. Applicant shall pursue approval from County Road Commission for proposed
210 curb cuts.
- 211 9. Applicant has indicated that they intend to apply for a variance from the parking
212 requirements of Section 38-312.
- 213 10. The Planning Commission may consider how the proposed facades do or do
214 not comply with the requirements of Section 38-196.
- 215 11. Applicant shall provide elevations of the proposed RV storage canopies.
- 216 12. Applicant shall consider the inclusion of solar panels on the proposed RV
217 storage canopies.
- 218 13. Applicant shall consider reducing color temperature to 3,500 Kelvin or less.
- 219 14. Applicant shall amend landscape plan to comply with the requirements of
220 Section 38-177(b) for interior parking lot landscaping.
- 221 15. Stormwater management review by the Township Engineer.
- 222 16. Applicant shall consider incorporating Low Impact Development (LID) strategies
223 into the site design.
- 224 17. Utilities to be reviewed by the Township Engineer.

225
226 Further, it was recommended that the Planning Commission review the special use
227 approval standards in tandem with the provided site plan to determine if Special
228 Approval Use is appropriate. The Planning Commission may deny or grant the special
229 approval use with or without conditions deemed necessary for the general welfare and
230 protection of individual property rights.

231
232 Mr. Miner from CES noted their biggest concern is the stormwater management, it's not
233 meeting the township requirements for allowable discharge or for the size of the
234 sediment forebay. He did not know if a basin with required revisions would fit, he would
235 like to see a revised plan before they can recommend site plan approval.

236
237 Mr. Burkhalter stated they have a lot of information that is still needed.

238
239 Mr. Scott Baker provided an example of the façade materials. He noted the masonry is
240 4' high, and the main building has it on each corner, and a stucco style panel as well.
241 They didn't say no to the lights, they followed the township's code. As for the
242 stormwater, they are waiting for some more comments from CES, and they intend to
243 comply 100%. They feel the building is very pleasing to the eye. They are saving just
244 shy of 200 trees, and planting another 198 trees, so they will be just shy of 400 trees
245 that will remain on the site. They intend to keep this as pretty and green as they can be.

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Mr. Jeff Stefani stated they had started this process months ago, whether they misunderstood the direction or not, they wanted to see if they are welcomed in this community or not. They still have 4 or 5 items that keep getting added to the list, they are willing to work with the township but it has been a moving target. They want to be here, he's a local resident, they do a good job with their properties, they try to do their best to run the business and give the community what they need. He would like to pinpoint what they have to work on, but if they aren't wanted, he wants to know that too. He confirmed the canopy height is 14'.

Mr. Baker referred to the 96 parking spaces. He stated he understood the code, but their business typically has 31 trips in a day. If he has 96 folks at his store, he must be giving away things for free, to stripe out 96 spaces is a waste of time and not aesthetically pleasing, it won't be used.

Mr. Burkhalter stated there are 17 things listed here that need to be taken care of, it feels like it hasn't been thought through yet.

Mr. Janke stated all of these issues come from professional people, what further clarity do they need to move forward.

Mr. Baker stated of those 17 items, what are action items, any code that they need to meet, they will meet the codes, "consider" or "explore" they've done that, this is the least impactful site plan they could come up with.

Mr. Janke asked what's the problem with changing the colors of the lights. Mr. Stefani stated there is no problem with the color of the lights, they've had one discussion on this, are you asking or telling, because if you are telling then we understand what we have to do. They are on their 4th rendition of comments, and it keeps growing. It was described to them to go with this first that's what they attempted, well now it's a full site plan, they went back, they spent the money. Then they went through comments and addressed comments. He is worried it's never going to end without even getting a temperature. Does this project even have a chance?

Mr. Janke stated he appreciated where he's coming from, he thinks this organization has a great reputation and they would love to see them come into town. They have paid professionals to work with them and they heed their professional advice. They can't live with ambiguity; they need to be clear. If they are going to change the lights, that's easy, just say you're going to change the lights and go through the rest of the list.

Ms. Pearsall stated they are on the right track; they must answer some of these concerns. Cutting down 200 trees but planning 198 trees is a tradeoff. They could change the lighting easily, otherwise they have some minor work to do.

Mr. Marshall stated as far as what you are proposing, he is not opposed to the idea, or the special approval uses, he would like to see that move forward. He has spent a lot of time trying to decipher the plans, he found the minimum storage road was 30' from the building and on others it was 40' and on some it extended to the north border, he couldn't find dimensions on the mini storage buildings on the length, there were no

295 details on the size of the buildings, or the canopies for the RV's. If they knuckle under
296 and do some detailed engineering, they probably have a way to go. He is hesitant to not
297 stick with masonry siding, especially in a recent case they sent someone back for that
298 very thing.
299

300 Mr. Marshall stated the storage units need 100% around all the sides of the buildings of
301 masonry type material, the front that faces the road needs to be 100% masonry in these
302 zoning districts.
303

304 Clerk Sedlak stated one of the things they can do better for them is they can be more
305 direct with what they are looking for, but they have legal limitations on what they can
306 say and suggest. He asked what will differentiate the other 6 facilities in a 6-mile radius.
307 Mr. Baker stated they have 2 and both are dealerships, they have no input on the
308 design. Clerk Sedlak stated there has been discussion about if the trucks will be
309 displayed in front of the building and that is something that is not an appealing look and
310 that needs to be reconsidered. Clerk Sedlak agreed with the parking spaces, but that
311 would have to be looked at. He thinks they need to sit down and have an honest
312 meeting, that these are the deficiencies in the submittal, and they need to be corrected
313 before it comes back, there are no tentative approvals, have it ready, if they need to
314 adjust, they will help them.
315

316 Mr. Stefani stated he would love to meet with any of them, that would make this a
317 million times smoother, that is why they are here today, he didn't know it was an option,
318 and he would like to entertain that option. Mr. Maren stated a meeting with Planning
319 Commissioners would have to be volunteered, they are employed by the township to
320 give sage advice. Ms. Maren stated to further clarify the procedure, because this does
321 not meet the requirements of parking, this body is not allowed to give an approval, so a
322 denial is inevitable, and they came to see if there were any other reasons aside from
323 just the parking that the Planning Commission had a problem with. She sees they are
324 frustrated, but this is the only path forward.
325

326 Ms. Maren stated since there are two items that allow for the discretion of the Planning
327 Commission, she asked that the 6' berm and the façade materials are discussed.
328

329 Mr. Baker stated the landscaping would be the screening, that would be in lieu of putting
330 the trees on top of the berm. Ms. Maren stated a 6' screen, fence, and berm
331 constructed around the perimeter is required. If you look at the landscape plan it's not
332 around the perimeter. Clerk Sedlak stated the screening needs to be on the west side
333 to meet the ordinance.
334

335 Mr. John Hackman, landscape architect, noted all the light gray circles are existing trees
336 and are staying, there is a significant landscape buffer around there, they don't want a
337 berm since all those trees would need to be taken out and replanted. They are trying to
338 maximize the tree preservation. The front is not completely treed since they want curb
339 appeal. There is a significant island that comes out and that will be one of the islands
340 and that does meet the requirements.
341

342 The Planning Commission agreed the façade materials needed to meet the ordinance
343 requirements. Mr. Marshall explained the two large buildings facing the road and the

344 mini storage need to be done in stone, brick, or decorative block.

345

346 Mr. Marshall stated he has no problem with the special use approval, but he wants a
347 good clean site plan, he thought they could approve the special use but not the site
348 plan.

349

350 Clerk Sedlak confirmed there will be 10-15 employees.

351

352 **Motion by Janke, second by Pearsall**

353 **Motion to deny the Site Plan application for U-Haul Amerco Real Estate**
354 **Company on parcel # 4716-08-100-022 based upon the following findings:**

355

356 **1 The site plan does not comply with Section 38-312 of the zoning**
357 **ordinance regulating the required number of parking spaces.**

358 **2 The site plan does not comply with Section 38-196(21)c of the zoning**
359 **ordinance regulating perimeter screening.**

360 **3 The site plan does not comply with Section 38-196(21)g of the zoning**
361 **ordinance regulating the exterior wall construction of all buildings in**
362 **the Limited Industrial zoning district.**

363 **4 The site plan application omits details required by Section 38-71(3) of**
364 **the zoning ordinance.**

365 **5 Stormwater management plan does not meet township requirements.**

366

367 **Roll Call Vote: Ayes: Unanimous**

368 **Nays: None**

369

370

MOTION APPROVED

371

372

373 Mr. Burkhalter called for a short recess at 8:22 p.m.

374 Mr. Burkhalter called the meeting back to order at 8:25 p.m.

375

376 **D. Approval or Denial on Special Approval Use for #4716-08-100-022 for U-**
377 **Haul Amerco Real Estate Company. The property is zoned Limited**
378 **industrial. The parcel is 9.77 acres.**

379

380 **Motion by Sedlak, second by Marshall**

381 **Motion to postpone further action on Special Approval Use for #4716-08-**
382 **100-022 for U-Haul Amerco Real Estate Company until the applicant**
383 **submits complete and compliant plans.**

384

385 **Roll Call Vote: Ayes: Unanimous**

386 **Nays: None**

387

388

MOTION APPROVED

389

390

391

392 E. **Costco Gas Station Relocation. Recommend Approval or Denial to the**
393 **Township Board for the proposed Amendment to the Planned Unit**
394 **Agreement for Costco 4716-05-300-074, 4716-05-300-076, 4716-05-300-040.**
395

396 Mr. Miner stated there are minor items that need to be cleaned up on the engineering plans
397 but they are in compliance.
398

399 Mr. Burkhalter stated he sees that the east Costco entrance is already a mess and it will
400 be a bigger mess.
401

402 Mr. Janke stated he found there would be less traffic, less trips from the traffic report.
403

404 Larry Dziurdzik stated they have satisfied all of the requirements, and they are
405 addressing Mr. Miner's comments now. The construction and gas team are ready to
406 submit, they are ready to move forward.
407

408 Clerk Sedlak questioned how is the emergency exit coming? Mr. Dziurdzik stated they
409 have two property owners sign the documents, and 4 verbal's, they do need the Holiday
410 Inn but that will be a process because of the way their loan is structured. He stated
411 their legal group is working on it and will continue to push for it.
412

413 **Motion by Janke, second by Marshall**

414 **Motion to recommend approval to the Township Board for the proposed**
415 **Amendment to the Planned Unit Agreement for Costco on parcel #s 4716-**
416 **05-300-074, 4716-05-300-076, and 4716-05-300-040.**
417

418 **Roll Call Vote: Ayes: Pearsall, Marshall, Janke, Burkhalter, Beyer**
419 **Nays: Sedlak**
420

421 **MOTION APPROVED**
422

423
424 **F. Discussion on the Joint Meeting February 20, 2025 at 7:00 p.m.**
425

426 Mr. Burkhalter noted this meeting is set for 2/20/25 at 7:00 p.m. They will discuss the
427 broader visions for 2025, planning priorities and housing unit size.
428

429 Mr. Burkhalter received notice that Northfield Township has provided notice that they
430 are intending to update their Master Plan and if they have thoughts they can reach out
431 to them.
432

433 **REPORTS**
434

435 **Chairman** – None

436 **Township Board Representative** – Clerk Sedlak brought the Commission up to date
437 regarding the last Board meeting.

438 **Zoning Board of Appeals Representative** – Ms. Pearsall stated the last meeting was
439 about housekeeping items and they have 3 applicants for next month's meeting.

440 **Planning Consultant** – None

441
442 Correspondence – None

443
444
445 CALL TO THE PUBLIC - None

446
447
448 ADJOURNMENT

449
450 The Planning Commission meeting was adjourned at 8:41 p.m. due to no further
451 business.

452
453
454 Respectfully Submitted,
455

456 *Kellie Angelosanto*

457
458 Kellie Angelosanto
459 Recording Secretary