

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
June 4, 2020

Approved: _____

ELECTRONIC MEETING

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

Roll Call: Keith Lee
Sarah Pearsall
Larry Marshall
Michael Sedlak
Lamberto Smigliani
Michelle Stock

Absent: Deborah Sellis

Also Present: Paul Montagno, Carlisle Wortman
Debra McKenzie, Zoning Administrator
Megan Masson-Minock, Host for virtual meeting

APPROVAL OF THE AGENDA

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

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

MOTION APPROVED

APPROVAL OF THE MINUTES

Ms. Stock made typo corrections. Recording Secretary made the changes.

**Motion by Stock, second by Pearsall
To approve the February 20, 2020 Regular Meeting Minutes as amended.**

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

MOTION APPROVED

50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98

CALL TO THE PUBLIC (Limited to agenda items only)

Jessica Meissner, 8176 Fair Oak Dr. – She explained she has 3 other neighbors with her and they are sharing the same phone line.

Sarah Davidson, 8187 Fair Oak Drive, She commented that she is objecting to the proposal at the Northfield Waste Water Treatment Plant. She has lived here since May 1990 and the subdivision is very good and they cooperate with the restrictions. They presented to them that they were going to use this parcel as a buffer parcel and not put anything on it at all. Parcel J is now RE and the deed says it should be a family house with a garage.

Jessica Meissner, She commented that they've all heard her speak at the meetings before. This is very important to her personally. When they bought this house, parcel J was not to be built on, providing a buffer from the waste water treatment plant. Does this not represent a loss to the surrounding properties? She is also frustrated at the way the communication has gone. She was discouraged from obtaining a FOIA request, Ms. McKenzie is not an elected official and the rest of you are. She is counting on you to stand by them and maintain parcel J as a buffer. There has not been a single resident to of Green Oak Township asking them to approve the site plan as far as she can tell. These citizens are there asking them to protect their homes. Please represent them and let the conflict end tonight.

Anne Hunter, She stated they've tried to ask Northfield to consider other options and they refused. She found no documents with any alternatives that they considered.

Mike Repa, 8002 Fair Oaks Drive – He explained he attended the last two meetings, he supports his neighbors 100% to have the plant on some other site other than site J.

There were no further comments.

BUSINESS ITEMS

- A. **Public Hearing for Special Approval Use SAU02-2020 for parcel # 4716-05-300-018 Proposed NEW BP Gasoline Station Replacement with Drive Thru, located at 9400 Lee Road, Brighton, MI 48116**

Mr. Smigliani opened the public hearing at 7:19 p.m. and closed it due to no one wishing to comment. Mr. Smigliani closed business A.

- B. **Site Plan Approval for SP02-2020, for parcel # 4716-05-300-018 Proposed NEW BP Gasoline Station Replacement with Drive Thru, located at 9400 Lee Road, Brighton, MI 48116**

Mr. Montagno reviewed the Carlisle Wortman memo dated February 26, 2020. Their comments are summarized below:

1. Applicant shall include a grading plan, showing finished contours at a maximum

- 99 interval of two (2) feet, correlated with existing contour to clearly indicate required
100 cutting, filling, and grading.
- 101 2. Illustrate where the additional two (2) pumps will be attached to the existing tank.
 - 102 3. Show proposed new building and additional gasoline pump stations consistently
103 on all sheets.
 - 104 4. Revise proposed parking area to have the barrier-free parking spaces away from
105 the existing gasoline tank area for accessibility during refueling the station.
 - 106 5. Determine the number of employees during peak usage according to Section 38-
107 71.
 - 108 6. Designate a fire lane.
 - 109 7. Address the width of the bypass lane of the drive-through for Tim Hortons.
 - 110 8. Provide details of proposed lights being flush with the bottom of the canopy.
 - 111 9. Acquire sign permits for both new LED signs.
 - 112 10. List all hazardous materials and processes according to Section 38-71.
 - 113 11. The Planning Commission must review the proposed special approval use in terms
114 of the recommend findings in the Zoning Ordinance.
 - 115 12. Site design considerations must comply with Section 38-196 (2)

116 **Representing BP Gas Station: Peter Tzilos and Ali Dakroub**

117
118
119 Peter Tzilos explained they are putting in a few large islands with 2 pumps instead of 4.
120 The drive thru is on the extreme south end of the property. They expect most cars coming
121 from Lee Road. They believe this layout works best. There will not be any conflicts with
122 any parking. The filler caps for the tanks are raised above the pavement somewhat, and
123 could make it hazardous for someone in a wheelchair, they are open to any suggestions.
124

125 Mr. Lee has real concerns of traffic flow in and out of the site. The traffic circle is a
126 problem, and he is thinking about cars coming east out of BP trying to make a left on
127 Whitmore Lake or cars making a left into the service station going west. It's a problem
128 waiting to happen. Mr. Tzilos understood, however, nothing they are proposing here
129 changes what is already existing, it is not making anything worse. Mr. Lee stated the
130 addition of the drive thru will add additional traffic and that increases the risk from a traffic
131 accident standpoint. Mr. Tzilos explained it's a very small slow movement when coming
132 and leaving the drive thru site.
133

134 Mr. Montagno explained these are both public roads controlled by LCRC and they will
135 review and approve the access points. He would suggest they rely on the Road
136 Commission to make that call. Mr. Lee stated he would like to understand how they
137 would make that determination.
138

139 Mr. Lee commented when they did the Culver's drive thru, he questioned how many drive
140 thru's were allowed in that PD, he didn't know if this is the same PD or not. Mr. Montagno
141 explained Culver's is within a PUD and this is a highway commercial district, although it
142 is a special approval use. Mr. Tzilos stated prior to the Costco adding the fuel, this site
143 served 850 per day, now it's down to 250 per day, it's less than 1/3 of what it was if that
144 helps with anyone's fears.
145

146 Clerk Sedlak suggested the current drive thru lane at the back of the building is 16' total,
147 the fire trucks are 102' and if they had an SUV going through the drive thru, that would

148 not be enough room for a fire vehicle to go by in the pass thru if they had to get to the
149 back of the building. He would like to see the width of the passing lane increased but
150 other than that he is very happy with the project.

151
152 Ms. Stock stated ideally the parking would be near the building, she thought potentially
153 spot number 7 would work best to the east, but she's concerned with the landscaped area
154 becoming paved. Crossing the pavement where the access to the tanks is would not be
155 an acceptable option.

156
157 Ms. Zawada commented that she thought the ADA spaces should be closest to the
158 building, so they may lose a space in that area and reconfigure the landscape so there is
159 a path to get into the building.

160
161 Ali Dakroub explained they may have one or two loads of gasoline a week, they might
162 bring in deliveries after hours because they don't want any disruption to their traffic flow
163 at all.

164
165 Mr. Marshall explained if the filling operations take place outside of normal business hours
166 it should resolve the issues with the handicap parking.

167
168 Ms. Zawada explained just looking at the landscape plan, there are some plantings on
169 top of the retaining wall on the south side, those plantings might need to be reviewed
170 once the retaining wall is reviewed and that could be done administratively.

171
172 Mr. Marshall asked if they have looked at hazardous materials, the request was to have
173 a full disclosure of any materials stored on site. Mr. Dakroub explained everything is
174 prepacked, they are not going to have anything in bulk.

175
176 Mr. Smiglini questioned the 20' wide drive, and the ADA walkway in the landscaped areas.
177 He questioned if the applicant is ok with making the changes. Mr. Tzilos explained the
178 last exchange he had it was agreed to reduce the drive thru from 16' to 12'. He didn't
179 know why a 20' drive would be necessary, there would be no reason to go to the back of
180 the building during an emergency given the building size is only 26' deep. He's not sure
181 what the purpose is of widening the drive thru, he is glad to do that, but he would prefer
182 to see lawn or landscape area as opposed to asphalt. The building is only 26' deep, it's
183 a very shallow building, the width is 92'. Clerk Sedlak explained he would prefer a
184 narrower one so it's apparent there is no pass by, but then you have to ask the question
185 what if a vehicle is disabled in the drive thru how they will get everyone out. Mr. Tzilos
186 explained that is why they had 16', there is enough room for a car to be parked at the
187 drive thru and a vehicle going by. Clerk Sedlak explained that's a no go for him if there
188 is not a change.

189
190 Mr. Montagno explained if they go up to 20' then they eat into the landscaped area, there
191 is no specific requirement for a by-pass lane but it's a good idea to have them. But to
192 have a drive thru with a by-pass that isn't quite wide enough would be inappropriate.

193
194 Clerk Sedlak stated for him to be comfortable with this, there has to be enough room for
195 the average pick-up truck to be able to pass. Mr. Dakroub asked if they would go a few
196 feet wider that would provide the space. Clerk Sedlak agreed. The applicant agreed with

197 17' in addition to the curb, so it will be 18' total for the drive thru lane with pass-by.

198

199 Mr. Montagno reviewed the findings. Mr. Lee stated he's comfortable with the Road
200 Commissions review.

201

202 Mr. Dakroub explained he is willing to concede to all discussions and make any changes
203 that were requested, trying to get project done before end of year, is there anyway they
204 can move forward with approving contingent on changes to expedite the process.

205

206 **Motion by Sedlak, second by Lee**

207

208 **To grant conditional Site Plan approval for SP02-2020, for parcel # 4716-05-**
209 **300-018 proposed new BP Gasoline Station Replacement with Drive Thru,**
210 **located at 9400 Lee Road, Brighton, MI 48116 based on administrative**
211 **review. Address the 12 recommendations in the Carlisle Wortman review**
212 **dated February 26, 2020. Address all the recommendations and comments**
213 **in the CES memo dated February 28, 2020. Additionally, a report from LCRC**
214 **on traffic and access to the site and the by-pass lane shall be increased from**
215 **16' overall to 18' overall.**

215

216 **Roll Call Vote: Ayes: Unanimous**

217

Nays: None

218

219 **MOTION APPROVED**

220

221 **C. Special Approval Use SAU02-2020 for parcel # 4716-05-300-018 Proposed**
222 **NEW BP Gasoline Station Replacement with Drive Thru, located at 9400 Lee**
223 **Road, Brighton, MI 48116**

224

225 Mr. Montagno noted in any motion they should reference that the site plan does need a
226 special use permit, and a public hearing was held on 6/4/20 and have gone through the
227 findings of Section 38-44c and reference the findings in the Carlisle Wortman report. He
228 continued based on the applicant's comments there don't appear to be any concerns with
229 hazardous materials.

230

231 Ms. Stock questioned if the traffic concerns should be covered in the motion as well. Mr.
232 Montagno stated without having the feedback there they may not be ready to move
233 forward and if there are changes in the road review there could be substantial changes
234 and he would want to bring it back to the Planning Commission.

235

236 Mr. Smigliani commented that most of the concerns that have been raised are easily
237 achievable but road commission could take a few weeks and if that's the case it gives
238 them time to draft a special approval use, the reality is they may not be taking that much
239 time because there is a sequence that needs to happen due to the road commission. Ms
240 Pearsall felt drafting a resolution was the best way to go. The remaining Commissioners
241 agreed drafting a resolution is the best plan.

242

243 **Motion by Sedlak, second by Pearsall**

244

To direct staff to draft a resolution for approval.

245

246 **Roll Call Vote: Ayes: Unanimous**
247 **Nays: None**

248
249 **MOTION APPROVED**

250
251 **D. Request for Payment In Lieu of Pathway Installation for Asher Farms, SP03-**
252 **2018 parcel # 4716 23-300-010- a site condominium with 70 half-acre single**
253 **family residential lots on 52.94 acres.**

254
255 Mr. Montagno explained the pathway plan did show a pathway on Rushton Road, and so
256 the applicant provided that on their site plan which was approved. They are required to
257 build that, there is a provision in the pathway ordinance, that the developer can offer
258 payment in lieu of construction of a pathway. They can postpone paving it and make a
259 payment in lieu of paving it so the township can do it when they are ready going north.

260
261 Ms. Zawada provided an estimate of \$12,081.71. She finished this at about 5:30 p.m.
262 today so the applicant probably hasn't had time to review it.

263
264 Representing Asher Farms: Joe Malecke, applicant

265
266 Mr. Marshall asked the reason for not completing the two sections they are referring to
267 and who is responsible for the maintenance of the sidewalk once it's installed. Is the
268 township obligated to use this money only for this sidewalk and what will cause the
269 Township to complete the sidewalk?

270
271 Mr. Montagno stated the maintenance responsibility falls to the developer for 2 years and
272 once it's been turned over and the project is complete, the maintenance goes to the
273 Township. They addressed the section that won't be built on the north end. The section
274 on the sound end will be built. The Township would use the funds when they start to do
275 a project to the north from there.

276
277 Ms. Zawada commented it's difficult to track earmarked funds which is why she would
278 recommend not doing that. Clerk Sedlak explained she has no problem pushing the funds
279 out for additional sidewalks at a later time.

280
281 Mr. Lee asked what's the difference on Rushton Road. Joe Malecke stated 175'. The
282 bike path on the south side makes a ton of sense and it's actually done today, the chunk
283 to the north goes nowhere and dead ends to a forest, they are better off having the money.

284
285 **Motion by Stock, second by Pearsall**
286 **To recommend approval to the Township Board the request for payment in**
287 **lieu of a pathway installation for Asher Farms SP-03-2018 parcel # 4716-23-**
288 **300-010 a site condominium with 70 half-acre single family residential lots**
289 **on 52.94 acres.**

290
291 **Roll Call Vote: Ayes: Unanimous**
292 **Nays: None**

293
294 **MOTION APPROVED**

295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343

E. SP01-2020 for parcel # 4716-31-100-035 Northfield Township WWTP Wet Weather Storage Tank located at 11500 Lemen Road, Whitmore Lake, MI 48189

Mr. Montagno reviewed the Carlisle Wortman memo dated May 28, 2020. In general, the expanded use of the site appears to be appropriate. They would recommend the following items be addressed as part of any approval.

1. Provide plan date and revision dates on the site plan.
2. A tree replacement plan for those protected trees that are to be removed shall be provided per Section 38-363(i)(2).
3. The Planning Commission should discuss the proposed color of the tank.
4. The Planning Commission must review the proposed special approval use in terms of the recommend findings in the Zoning Ordinance.

Ms. Zawada reviewed the CES memo dated June 1, 2020 I. Civil Engineering Solutions, Inc. has completed the 2nd Site Plan Review for the above-referenced project. The plans are stamped "Approved as Noted". The applicant is requesting to add a wet weather storage tank which would help regulate discharge flows during rain events.

1. The applicant has provided locations for stormwater detention basins and if the site plan is approved by the Planning Commission we would request the applicant provide the supporting calculations meeting the Township standards in a detailed engineering review.
2. The applicant is required to obtain all permits prior to the commencement of construction, including all local, State, and Federal permits. The applicant will apply directly to all permitting agencies. Civil Engineering Solutions, Inc. recommends approval of the site plan with the above conditions noted.

Representing SP01-2020: Brian Rubel, Steven Aynes and Dan Willis

Mr. Rubel provided a power point presentation. During wet weather, wastewater flow rates exceed the capacity of treatment. Partially treated bypasses have occurred. These bypasses violate state and federal law. In January, Michigan EGLE requested a plan to control these bypasses.

Northfield has been planning on and off for storage for more than 30 years.

Tank materials will be steel or concrete. Steel is less expensive but it must be above ground. Concrete is more expensive as much as 50% more.

The proposed location allows the tank to be drained by gravity.

The tank will only be used a few days per year. No odor control at existing site is needed. All Green Oak Township site development standards are being met, there are no variances required. The tank will be a significant distance from neighboring buildings. There will be no use of Fair Oak Drive at all. The provisions are written into the

344 construction contract as well.

345

346 Northfield prefers Cobalt Blue as this has no cost premium. Northfield is willing to
347 entertain the cost of alternate colors.

348

349 Mr. Lee stated the whole issue with lot J, and Northfield Township not using that site, was
350 there any resolution. Ms. Zawada explained the township cannot legally enforce a private
351 deed restriction. The application should be reviewed based on the Zoning Ordinance and
352 Engineering Standards and that is the only thing the Planning Commission can do. Mr.
353 Lee stated so they can't honor the deed restriction but how do they address the intent,
354 and since they are residents of Green Oak and made a purchase with certain expectations
355 and now things have changed, he has some difficulty with that. Ms. Zawada explained
356 the Township Attorney informed them, legally, the Township Planning Commission and
357 Board cannot enforce the deed restriction. The residents can pursue it.

358

359 Mr. Montagno explained the Michigan Enabling Act gives the Planning Commission your
360 charge to approve plans if they meet the requirements of the Township Zoning Ordinance.
361 Ultimately, when the rezoning was done in '98 comments that were made in that regard
362 are not binding, there was no ability to do conditional rezoning at that time. Something
363 that was just stated, is by no means binding. The district was amended to be GI and
364 therefore, the Planning Commission and Township are bound to the GI district and the
365 items in the Zoning Ordinance.

366

367 Mr. Lee confirmed they have no standing to act, that's very frustrating. He questioned
368 the area that is designated for expansion, if the tank is placed there and the expansion is
369 done in the future, why not incorporate the tank at that time. Mr. Rubel stated that will
370 create a very awkward design and plant to run, there would not be similar processes next
371 to one another, it would not be efficient. They would have to break up expansion in various
372 spots. Mr. Lee asked when he expects the expansion to happen. Mr. Rubel stated not
373 for quite a while. The lifetime will be 50 years plus of the tank.

374

375 Mr. Smigliani noticed the statement was made the future expansion is for Green Oak
376 participation and residents, that message could have been read a couple different ways.
377 There was capacity to be made available for Green Oak Residents. Clerk Sedlak
378 commented the initial agreement was for 625 REU's to be reserved for Green Oak
379 residents, sounds like those have already been used, the plant is at capacity.

380

381 Clerk Sedlak explained when you say waste water treatment plant and the capacity goes
382 over during rain events, your processing storm water, goes outside any logical
383 explanation for a storage tank. Eliminate the storm water from getting into the plant in the
384 first place, and the expansion goes further down the road. Processing storm water is not
385 viable for a WWTP. If you're going to say you have to expand the plant in the future and
386 the costs passed on to the users of the system, those 625 REU's should be reserved and
387 capacity be there without expansion in order to use those whenever they require them.
388 Any deed restrictions are a civil matter and if they do try to enforce those they are opening
389 themselves up for litigation. He supports the neighbors, but at the same time agrees with
390 the Township Attorney that any deed restrictions on the property are strictly a civil matter
391 and not enforceable by the Township. As a Planning Commission member and Board
392 member they are duty bound and compelled to follow the law, if the applicant meets all

393 the criteria they have to approve it, they don't have to like it, which he doesn't. He would
394 encourage the neighbors to litigate this if they wish but the Township can't get involved in
395 it.

396
397 Mr. Rubel stated there have been a number of flow monitoring projects, the stormwater
398 does not originate in one spot, even if they remove a fair number of sources there is no
399 way to get it down to a point to push it through.

400
401 Ms. Stock noted a color change would require the cost to be passed onto the residents.
402 Mr. Rubel explained the cost of the project is paid for by sewer rates, all customers would
403 share equally. It would be a monthly payment over 20 years plus interest. He confirmed
404 the dome needs to stay aluminum and will not be painted. Ms. Stock confirmed the
405 fence was moved to the perimeter of the cleared wooded area.

406
407 Mr. Lee asked what would be a better planting than an arborvitae? Mr. Montagno stated
408 they would want something to fill in the space and have it grow as tall as possible, he
409 would look into the types of plants.

410
411 Ms. Stock summarized that they should limit the colors and restrict the cobalt and the
412 white. With regard to the trees they should look to the Carlisle Wortman team for a
413 recommendation.

414
415 The Planning Commission reviewed the 4 items listed in the memo from Carlisle
416 Wortman as noted below:

- 417
418 1. Provide plan date and revision dates on the site plan. *Mr. Montagno noted this is*
419 *a clean-up item.*
420 2. A tree replacement plan for those protected trees that are to be removed shall be
421 provided per Section 38-363(i)(2). *Mr. Montagno noted they are not required to do*
422 *any tree replacement.*
423 3. The Planning Commission should discuss the proposed color of the tank.
424 4. The Planning Commission must review the proposed special approval use in terms
425 of the recommend findings in the Zoning Ordinance.

426
427 The Planning Commission reviewed the findings for the special use. Ms. Stock
428 commented on item 2, to add the acceptable colors at the bottom would be ok with item
429 2. Mr. Lee asked if they need to make decisions on how appropriate screening gets
430 defined. The Planning Commissioners discussed colors for the tank and everyone
431 agreed on Forest Green.

432
433 **Motion by Sedlak, second by Pearsall**
434 **To approve SP01-2020 for parcel # 4716-31-100-035 Northfield Township**
435 **WWTP Wet Weather Storage Tank located at 11500 Lemen Road, Whitmore**
436 **Lake, MI 48189 with the tree selection to be worked out between planners**
437 **and the applicant and the color of the tank to be Forest Green and be**
438 **permanently maintained.**

439
440
441 **Roll Call Vote: Ayes: Unanimous**

Nays: None

MOTION APPROVED

F. **Special Approval Use SAU01-2020 for parcel # 4716-31-100-035 Northfield Township WWTP Wet Weather Storage Tank located at 11500 Lemen Road, Whitmore Lake, MI 48189**

Motion by Sedlak, second by Stock

Whereas, the Township received an application from Dan Willis, Wastewater Treatment Plant Superintendent, for a Special Approval Use Permit to allow for the addition of a wet weather storage tank to the existing wastewater treatment plant within the GI (General Industrial) zoning district at 11500 Lemen Road, Whitmore Lake, MI 48189, with parcel number 4716-31-100-035; and

Whereas, Municipal waste or water treatment facilities require a Special Approval Use permit in an GI District; and

Whereas, the Planning Commission held a public hearing which was appropriately noticed on this matter on February 20, 2020, and received comments from the public; and

Whereas, a site plan has been developed for the use in accordance with the requirements in Section 38-71 of the Zoning Ordinance; and

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

(1) Will be harmonious and in accordance with the general objectives or any specific objectives of the Green Oak Township Master Plan because the future land use map from the adopted Master Plan designates the site as Public – Institutional. The Institutional land use classification includes uses such utility sites and similar uses. The site’s use as a wastewater treatment plant does align with intended uses for this site.

(2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the proposed addition of a wet weather storage tank will be supplemental to the existing wastewater treatment plant. Appropriate screening is being provided, and a color for the tank has been selected that is intended to be let least obtrusive with the intent that this addition will not have any more of an impact upon the existing or intended character of the general vicinity or area than already exists.

(3) Will not be directly or indirectly hazardous or disturbing to existing or future nearby uses, ecosystems, waterways, wetlands, etc, because the use of the site for a sewer treatment facility is permitted and regulated by the

491 Michigan Department of Environment, Great Lakes, and Energy who are
492 responsible to ensure the plant is not polluting the environment. In fact, the
493 proposed addition is intended to protect and enhance the waters of the state
494 that are downstream from the plant.

495 (4) Will be an improvement in relation to property in the immediate vicinity
496 and to the Township as a whole because the addition of the wet weather
497 storage tank will provide needed upgrades to the facility designed to
498 improve treatment capacity. This plant is designed to serve many Township
499 residents and will therefore benefit the Township.

500 (5) Will be served adequately by essential public services and facilities or
501 that the persons responsible for the establishment of the proposed use will
502 provide adequately for any such service or facility because this is an existing
503 facility that has be adequately served. The proposed addition will not change
504 the service needs of this facility.

505 (6) Will not create excessive additional public costs and will not be
506 detrimental to the economic welfare of the Township because the addition
507 of the wet weather storage tank will not create excessive additional public
508 costs or be a detriment to the economic welfare of the Township.

509 (7) Will be consistent with the intent and purposes of this Ordinance because
510 the proposed use appears to be consistent with the intent of Sections 38-
511 135, Schedule of Use Regulations and 38-44, Special Approval Use Permits.

512
513 Now therefore be it resolved, that the Planning Commission approves the
514 application for a Special Land Use permit SAU 01-2020 for Northfield
515 Township WWTP Wet Weather Storage Tank located at 11500 Lemen Road,
516 Whitmore Lake, MI 48189, with the following condition(s):

- 517
518 1. Maintain compliance with the final approved site plan SP01-2020;
519 2. Use the color Forest Green for the tank. The color will be permanently
520 maintained.
521 3. The trees shall be selected administratively by the Township Planner.

522
523 Roll Call Vote: Ayes: Unanimous
524 Nays: None

525
526 **MOTION APPROVED**

527
528 **REPORTS**

529
530 **Chairman Report** - None

531
532 **Township Board Representative** – Clerk Sedlak brought the Planning Commissioners
533 up to date regarding the last Board meeting.

534
535 **Zoning Board of Appeals Representative** - None

536
537 **Planning Consultant** - None

538
539 **Correspondence** - None

541 **CALL TO THE PUBLIC**

542

543 **Sarah Davidson** – She commented this is detrimental to their property, she would like to
544 know why they are doing this and she would like some feedback as to why they are doing
545 this.

546

547 **Jessica Meissner** – She commented that she is deeply disappointed.

548

549 There were no further comments.

550

551 **ADJOURNMENT**

552

553 Mr. Smigliani adjourned the Planning Commission meeting at 10:09 p.m.

554

555

556

557 Respectfully Submitted,

558

559 *Kellie Angelosanto*

560

561 Kellie Angelosanto

562 Recording Secretary

563