



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

AGENDA

Green Oak Charter Township
Planning Commission
Regular Meeting
Thursday, April 3, 2025
7:00 p.m.

1. Call to Order
2. The Pledge to the Flag
3. Roll Call of the Commission
4. Approval of the Agenda
5. Approval of February 6, 2025, Meeting Minutes
6. Call to the Public (Limited to agenda items only)
7. Discussion Items:
 - A. Recommendation: Approve/Denial on text amendment to add a new section to the zoning ordinance Article IV. Supplementary Regulations Sec. 38-202. Zoning Regulations for Wedding/Event Barns.
8. Reports
 - A. Chairman Report
 - B. Township Board Representative
 - C. Zoning Board of Appeals Representative
 - D. Planning Consultant
 - E. Correspondence
9. Call to the Public
10. Adjournment

Posted: March 27, 2025

PLANNING COMMISSION

Cris Burkhalter, Planning Commission Chairperson
Dwayne Janke
Audrey Beyer
Lary Marshall
Doug Nale

Michael Sedlak, Twp. Board Rep.
Sarah Pearsall, Secretary

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
Dwane 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

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.

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

Motion by Janke, second by Pearsall

352

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

354

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

Roll Call Vote: Ayes: Unanimous

367

Nays: None

368

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

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

378

379

Motion by Sedlak, second by Marshall

380

**Motion to postpone further action on Special Approval Use for #4716-08-
381 100-022 for U-Haul Amerco Real Estate Company until the applicant
382 submits complete and compliant plans.**

383

384

Roll Call Vote: Ayes: Unanimous

385

Nays: None

386

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

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) 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. 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.
- (o) Events to be allowed include weddings, birthdays, anniversaries, family reunions, graduation events, non-profit or fundraising events, holiday celebrations, or similar.
- (p) Maximum number of guests permitted shall not exceed the maximum occupancy of the building.
- (q) Trash generated on site must be removed within twenty-four (24) hours of the event's completion.
- (r) 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.
- (s) 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



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
---------	-----------------------------------	-----------------

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