



## CHARTER TOWNSHIP OF OAKLAND PLANNING COMMISSION ANNUAL REPORT

FY 2016-2017

### ROLE OF THE COMMISSION

The duties and responsibilities of the Planning Commission are established by State law and Township ordinances, and generally include periodically reviewing and, if necessary, updating the Township's master plan; reviewing and making recommendations to the Township Board regarding proposed amendments to the zoning ordinance; and, reviewing and making recommendations to the Township Board regarding site plans, special land uses, and other land use or development proposals. The Planning Enabling Act requires this annual report.

### MEETING SCHEDULE

The Michigan Planning Enabling Act requires that the Planning Commission hold a minimum of four meetings per year. Planning Commission meetings are generally held the first Tuesday of the month at 7:00 p.m. in the Township office. In fiscal year 2016-2017, the Planning Commission held a total of twelve meetings. There were eleven regular meetings and one special meeting.

### OPERATIONS OF THE PLANNING COMMISSION

The following is a synopsis of cases reviewed in fiscal year 2016-2017.

#### Special Land Uses

Jensam, LLC – Requesting Special Land Use for Ultimate Paved Road Density. Parcels # 10-17-100-010, 10-17-200-001, 002, 003, & 004. (General Location – SW corner of Lake George and Clarkston Roads). Recommended Denial.

(DENIED BY BOT 7/0 VOTE 10/11/2016)

Rochester Cider Mill – Requesting Special Land Use Approval to amend previously approved uses and plan. 5125 N. Rochester Rd. (General Location – East side of Rochester Rd between Mead and Snell Roads). Recommended Approval.

DENIED BY BOT 12/13/16 5/1 VOTE

Site Condominium Review

NO - GIANNANGELI  
ABSENT - MANGIA PANE

Stoney Creek Crossing – Requesting Open Space Option Site Condominium Subdivision. Parcels # 10-15-100-003, & 004, 10-15-300-003, 004, & 005, 10-15-400-002. (General Location – North side of Buell Road between Rochester and Lake George Roads in Section 15). Accept for Study.

PRD/PUD Development Options

Pulte Homes of Michigan – Oakland Woods – Requesting Planned Residential Development/Tentative Preliminary Site Condominium approval. Parcel # 10-20-351-001. (General location – NE corner of Adams and Gunn Roads). Recommended Denial.

(DENIED BY BOT 10/25/16 6/1 VOTE - GONSER - NO) TO DENIAL

The Project Collaborative, Inc./Kroger Fuel Center – Requesting Planned Unit Development amendment for Country Creek Commons. Parcel # 10-30-476-010. (General Location – NW corner of Silverbell and Adams Roads). No Action.

Miscellaneous Reviews

Master Land Use Plan Open House – In May 2016, the Planning Commission held an open house for the purpose of conducting a focus group / brain writing exercise. Brain writing is a method of public engagement and is very similar to brainstorming. Participants write down their ideas for the community rather than voice them aloud.

Planning Commissioner Training Session – In June 2016, the Planning Commission received training regarding ‘Making Sound Planning and Zoning Decisions.’ The three main topics of discussion included:

1. Planning and Zoning Basics in Michigan
2. Decision Making/Setting the Record
3. Legal Issues in the Zoning Ordinance

Planning Commissioner Training Session – In March 2017, select Planning Commission members received training entitled ‘Planning & Zoning Essentials’ presented by the Michigan Chapter of the American Planning Association.

### On-Going Planning Activities

Master Land Use Plan Update – The Planning Commission completed a draft of the Master Land Use Plan and forwarded it to the Board of Trustees so that it may be released to adjacent communities for the state mandated 63 day comment period.

Zoning Ordinance Update – The Planning Commission completed their review of Zoning Ordinance #16 amendments and forwarded the draft to the Board of Trustees for further review, comments and adoption.

### PLANNING COMMISSIONERS

The Planning Commission consists of seven members. Members of the Planning Commission are appointed by the Township Supervisor, subject to approval by majority vote of the members of the Township Board elected and serving. The term of each member is three years. The Election of Officers is held annually at the first regular Planning Commission meeting in February and terms of office are one year.

#### Current Members

Gary Kwapis, Chairperson. Term expires September 2017. Attendance 11/12

George Platz, Vice-Chairperson. Term expires September 2019. Attendance 2/2

Anthony Scaccia, Secretary. Term expires September 2017. Attendance 9/12

John Giannangeli, BOT Representative. Term determined by Board election. Attendance 11/12

Dominic Abbate. Term expires September 2018. Attendance 12/12

Joseph Peruzzi. Term expires September 2019. Attendance 2/2

Judy Workings. Term expires September 2018. Attendance 10/12

#### Former Members

Ron Hein. Term expired September 2016. Attendance 10/10

Danny Beer. Term expired September 2016. Attendance 5/6