

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 8, 2007
WORK SESSION**

6:30 P.M.
AGENDA

CALL TO ORDER: At 6:30 p.m., the work session of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Curt Brown, James Mortensen, Don Pobuda, Teri Olson, Steve Morgan, Barbara Figurski and Dean Tengle. Also present were Kelly VanMarter, Township Planner, Gary Markstrom of Tetra Tech and Rob Nesbitt of LSL.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by Dean Tengle, the agenda was approved with the correction in numbering.
Motion carried unanimously.

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission.

DISCUSSION: of general items.

ADJOURNMENT: The work session of the Genoa Planning Commission was adjourned at 6:59 p.m.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
JANUARY 8, 2007
PUBLIC HEARING**

7:00 P.M.
AGENDA

CALL TO ORDER: The meeting was called to order at 7:01 p.m. Present constituting a quorum for conducting business were: Dean Tengle, Curt Brown, James Mortensen, Barbara Figurski, Don Pobuda, Teri Olson, and Steve Morgan. Also present were Kelly VanMarter, Township Planner, Gary Markstrom from Tetra Tech and Rob Nesbitt from LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited followed by a moment of silence.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by Dean Tengle, the agenda was approved as amended to correct numbering of item number two. **Motion carried unanimously.**

CALL TO THE PUBLIC: (Note: The Board will not begin any new business after 10:00 p.m.)

ELECTION OF OFFICERS: Kelly VanMarter calls for a motion for election of officers. There is a motion by James Mortensen to re-elect all currently officers. Support by Steve Morgan. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 1...Review of sketch plan for two wall signs for Genoa Medical Building located at 2300 Genoa Business Park Drive, Sec. 13, petitioned by Rand Construction Engineering.

John Eckstein of Lindhout & Associates, Association Drive, Brighton speaks on behalf of petitioner. He requests two wall signs to represent medical center. He feels that the signs are needed for clarity for patients/users. It will be attached directly to brick and will not be illuminated.

Gary Markstrom and Rob Nesbitt both indicate no issues with this request.

Planning Commission disposition of petition

A. Disposition of sketch plan.

Motion by James Mortensen that the Planning Commission approve two signs, not to exceed 100 sq ft total between them both, as shown in the sketch plan presented at the meeting this evening. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2...Review of sketch plan for an additional wall sign for Buffalo Wild Wings located at 900 S. Latson Road, Sec. 5, petitioned by Buffalo Wild Wings.

No one is present on behalf of petitioner.

Planning Commission disposition of petition

A. Disposition of sketch plan.

Motion by James Mortensen to table this matter since no one is present. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of impact assessment and site plan for an architectural change to a previously approved site plan located at 7000 W. Grand River, Sec. 14, petitioned by Paul Esposito.

Paul Esposito of Lexor Group representing JWS and Steve Stone, owner of Grand River Plaza present to address the Planning Commission. They request

an amendment to the site plan previously approved by the Planning Commission. The request is to change the façade to replace the planned brick with split coarse block. Samples are presented for review by the Planning Commission. This block doesn't require painting and comes in various colors. It is maintenance free. This would allow them a savings of \$120,000 - \$130,000. The cost overrun is already approximately half a million dollars. They are requesting to run the split faced block all the way to the top of the building, rather than the lower portion only. This would tie in aesthetically with the plans as they exist for the sides and front of the building. The mortar will be a colored mortar.

Steve Morgan inquires if the banding would still exist. Mr. Esposito indicates that he could still do the banding by using two different tones.

Gary Markstrom adds nothing from the engineering standpoint.

Rob Nesbitt indicates his only concern was the banding, as well.

James Mortensen inquires if the landscaping planned would break up the view of a large wall. Petitioner indicates over a hundred to a hundred and twenty-five thousand dollars worth of landscaping is planned. Rob Nesbitt indicates the landscaping is sufficient.

Curt Brown indicates he believes a lot of the building will be visible from Grand River.

The Planning Commission suggests that the materials are fine, but the banding and mortar joints must match the same color of material. The banding on top will be an 8" band of cream color.

Rob Nesbitt asks about the truck well versus overhead door. There was an error in the architectural plan and the intent is to be a truck well, which was already approved by the Planning Commission.

Rob Nesbitt inquires about the lighting changes in the amended elevation drawing. Petitioner will have the lighting corrected in the amended drawings and will provide those to the Township. Also, a sample fixture will be provided.

Teri Olson asks if there are 5 fixtures that are being removed – petitioner indicates no, there have been no changes like that. Kelly VanMarter indicates that, in fact, it's an addition of 5 that weren't shown on the plan.

Petitioner indicates that the shared access agreement with Kil's Karate has been provided to the Township.

Planning Commission disposition of petition

- A. Recommendation regarding impact assessment (dated 12-13-06)
- B. Disposition regarding site plan (dated 12-13-06)

Motion by James Mortensen that the hearing on site plan change be tabled at the request of the petitioner. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 4... Review of special use, impact assessment and site plan for a 61,600 sq. ft. medical office and retail building located at 7526 W. Grand River. Sec. 13, petitioned by Talon Development Group, LLC.

Petitioner present by John Donoville, vice president of Talon Development Group, Bloomfield Hills, Michigan. Also present are: Joe Newood of Cunningham, Farmington Hills, Michigan; Emily McKinnon of P.E.A. of Howell, Michigan; and Chip Faudie of Gilwood, Farmington Hills, Michigan.

Petitioner presents plans for a medical office and retail building next to Brighton Athletic Club. It's a four sided building. There is no intention on the part of the owner to split the property in the future. He realizes that a future split due to hardship would be self-imposed and therefore, he wouldn't qualify.

The underlying property beneath B.A.C. is being sold to Talon.

The petitioner has been working with D.E.Q. already regarding any potential wetland issues and anticipates permission to use the existing detention pond but there will be a few minor modifications to the outlet.

Emily McKinnon addresses the Planning Commission regarding engineering issues. Various specifics are pointed out, such as dumpster placement, overflow parking, loading areas, etc. It is anticipated that there would only be a need for short term delivery trucks. The site is approximately 9' lower than Grand River. Soil borings were performed on the property at an earlier time and were satisfactory. Sidewalks will be built. A sediment unit will be used to pre-treat the water before entering the existing basin. Maintenance plans for the unit will be provided to the Township. Re-grading around the basin will not be necessary due to minimum disturbance in that area. The drive alignment is as exists, but it will be widened. There will be minor changes to the timing of the traffic light.

Chip Faudie addresses the Planning Commission. He describes the building as two stories, real brick facing, cast stone accenting. Cast stone is an artificial material made by cement & resin meant to look like limestone. It will be red brick with bronze window frames and canopies will be aluminum. The entire 2nd floor will be medical. The front portion of the first floor is retail and the rear portion will be medical. The canopies will not be illuminated and will be aluminum, not cloth.

If the tenant @ Brighton Athletic Club's building vacates, the petitioner will immediately move into phase two, which would be to build a new building on that site.

Rob Nesbitt indicates DEQ approval would be required for this approval. There were no specific concerns regarding architecture. As it relates to parking issues, it is suggested that signs for "employee parking" would be placed in the appropriate places. Petitioner will do so. The landscaping plans are satisfactory and any signs would require approval.

Gary Markstrom discusses the issues in the letter of December 29th. The issues outlined in that letter have been met, except for the design plan for the detaining wall. Petitioner will provide that. The grading requirement is 1-4, but the plan exceeds that. Emily McKinnon explains that grading of 1-3 is to accommodate the natural setback. Gary Markstrom has no problem with that. Petitioner has not received any comments back from the City of Brighton regarding tapping into water and sewer.

Petitioner will comply with suggestions made by the Brighton Fire Department letter. Once they obtain a letter of approval, they should provide it to the Township Board.

The 5' encroachment on the back of the property would be deeded to the property owner of the southwest parcel to solve the encroachment issue.

Steve Morgan asks Gary Markstrom about the four-bay type of system for sediment control. A sediment basin is preferred, but there is an existing system at that location and this suggested plan would bring it up to some level of quality control that would be satisfactory.

Banked parking would be approved by the township and would not need to come before the Planning Commission again.

The existing drain pipe will be incorporated into the storm water system.

Hazardous materials are disposed of via a pick-up service for medical materials. Rob Nesbitt indicates there are no lighting issues.

The hours of operation of the building will range from 8 a.m. to 7 p.m., approximately.

They will use City of Brighton water and township sewage.

The rooftop appliances are screened architecturally.

Planning Commission disposition of petition

- A. Recommendation regarding special use.
- B. Recommendation regarding impact assessment (dated 12-20-06)
- C. Recommendation regarding site plan (dated 12-20-06)

Motion by James Mortensen to recommend to the Township Board approval of a special use permit subject to the following:

- 1. Special use applies to grading and special utility grading to the natural feature setback, subject to approval by DEQ;
- 2. The overlapping property at the southwest corner will be deeded to the neighboring owner upon closing.

Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment contingent upon:

- 1. The site plan approval by the Township Board;
- 2. The site plan notes the hours of operation;
- 3. That a copy of the traffic impact assessment dated 12/15/06 be attached;
- 4. That there be a requirement that any deliveries will be made during normal business hours.

Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan reviewed this evening by the Planning Commission subject to the following:

- 1. Approval of impact assessment & special use permit by the Township board;
- 2. Requirements of 1/4/07 letter by Brighton Fire Department be met;
- 3. The proposed architectural renderings and materials reviewed this evening are acceptable and will become the property of the Township;
- 4. A sign directing employees to the employee parking area will be provided;
- 5. The requirements of the Township Engineer's letter of 12/29/06 will be met and with regard to item 2 in that letter, the design calculations for detaining walls will be provided;
- 6. The Fire Department requirements and requirements of the Township Engineer will be complied with or confirmed in writing prior to the review by the Township;

7. The 1:3 grading will be acceptable in the southeast corner of the parking area to avoid encroachment into the wetland area;
8. The petitioner will furnish to the Township Engineer a maintenance plan for the storm water system.

Support by Steve Morgan. **Motion carried unanimously.**

OPEN PUBLIC HEARING #5...Review of special use, impact assessment and sketch plan for leasing and rental of truck and trailers, including outdoor storage and display of vehicles and for the outdoor display, sales, and storage of propane, located at 5670 E. Grand River, Sec. 10, petitioned by Cedar Investments, L.L.C.

Petitioner present via Robert Akouri and addresses the Planning Commission, seeking relief in the form of a variance to allow rental of U-Haul, propane storage and sale of propane product. He believes these things compliment self storage services.

James Mortensen feels there is not enough information at this time to discuss propane storage. The ordinance requires a setback of 75' and this site is 70' from the nearest lot line and 45' to nearest building.

Petitioner feels the 8'-10' green barrier wall should mitigate this. He is willing to move the tank back 5' to accommodate the 75' setback from the nearest lot line. James Mortensen indicates he's not in favor of having propane sales on that site, that he's not in favor of granting a variance and that he feels there is not enough information.

Dean Tenge concurs and indicates that it doesn't "fit" on this site. Curt Brown concurs. Barbara Figurski feels it's too close to residential area. Teri Olson agrees with that.

Steve Morgan has no issue with propane there, but doesn't feel a variance for propane is something he would support.

Petitioner would plant a longer tree line to help mask any U-Haul vehicles. There could be occasional storage of U-Hauls out front when people dropped them off after hours and left a key in a drop box.

Steve Morgan indicates an amended impact assessment and plan showing dimensions would be required for approval.

There is space in the marquis sign on Grand River to place a U-Haul notation.

James Mortensen indicates no problem with U-Haul being there, but would require clarification regarding space. Petitioner indicates that at maximum, there would be four rental units on the property.

Petitioner inquires whether U-Haul would apply to Ryder, etc., as discussed with the Board. James Mortensen answers in the affirmative.

Barbara Figurski indicates the PIP plan was done in September of '03 – but James Mortensen indicates it did not provide for propane. Additionally, Barbara Figurski inquires whether there will be screening for Gray Road residents.

Steve Morgan suggests that the document drafted should be provided to staff before it's submitted to the Planning Commission.

Gary Markstrom refers to his December 29th letter, wherein propane is addressed. That issue is moot at this point. He is familiar with U-Haul vehicles and believes that they are 10' wide rather than 10' long. He suggests cross-hatching parking area in long strip on the plan to note it. Once the rentals are on the premises, there will be a concern about space between them and building "D". It would not be enough space to permit turns by other vehicles. The 45' distance on the southeast corner may have to be brought back a little bit to permit the rental units to make turns around the back of building "D".

Rob Nesbitt indicates concerns regarding the 50' setback between vehicle and nearest lot line. It's currently approximately 60'. He indicates screening would be desirable at lot line with Gray Road residents, as well.

There will be no maintenance or repairs at the site, other than tire pressure, etc.

A special use permit and environmental impact will be necessary.

Tom Beebe of 1078 Gray Road addresses the Planning Commission. He thanks the Planning Commission for refusing propane. He indicates there has been five U-Haul trucks back there in the past few weeks. He indicates from his home, he can see the petitioner's units clearly. He says the lighting is bright and petitioner indicates that they should be on timers. Chairman Pobuda indicates it's .5 foot candle at night.

William Friend addresses the Commission. He resides on Gray Road, as well. His property line would be near the stored U-Hauls and he addresses his concerns about the screening along the west side of the property being extended if U-Hauls are approved.

Planning Commission disposition of petition

A. Recommendation regarding special use.

1-08-07 PC Minutes Approved

B. Recommendation regarding impact assessment (dated 12-18-06)

C. Recommendation regarding sketch plan (dated 12-19-06)

Motion by Steve Morgan to table this at the request of the petitioner. Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Planners report presented by LSL Planners*
- *Approval of November 13, 2006 Planning Commission meeting minutes. Motion by Barbara Figurski, support by Curt Brown. Minutes approved.*
- *Member Discussion. The next meeting will be February 12th, 2007.*

Adjournment: At 9:43 p.m., meeting adjourned.