

**GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
MAY 8, 2006  
6:30 pm  
AGENDA**

CALL TO ORDER: The work session of the Planning Commission was called to order by Chairman Pobuda at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Chairman Don Pobuda, Dean Tenge, Barbara Figurski, Steve Morgan, and James Mortensen.

Also present were: Kelly VanMarter, Township Planner, Tesha Humphriss from Tetra Tech and Jeff Purdy from LSL.

APPROVAL OF AGENDA: Kelly VanMarter indicates the agenda should be amended to reflect Cleary University's request to be postponed. Upon motion of Barbara Figurski and support by James Mortensen, the agenda is approved as amended.

**Motion carried unanimously.**

DISCUSSION: of Agenda items of the regular meeting of the Planning Commission. Items scheduled for action during the regular session of the commission were discussed.

DISCUSSION: of general items. The next meeting is scheduled for May 22, 2006. There will also be meetings on June 12<sup>th</sup> and June 26<sup>th</sup>.

ADJOURNMENT: At 6:52 p.m., the working session adjourned.

**GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
MAY 8, 2006  
7:00 pm  
AGENDA**

CALL TO ORDER: The regular session of the Planning Commission was called to order by Chairman Don Pobuda at 7:00 p.m.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited and a moment of silence was observed.

APPROVAL OF AGENDA: Upon motion of Barbara Figurski and support by James Mortensen, the agenda was approved as amended to provide for the postponement of the Cleary University hearing (formerly item #3).

**Motion carried unanimously.**

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

A call to public was made with no response. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING #1:** Review of site plan and impact assessment for a proposed 5,500 sq. ft. building addition to Professional Engineering Associates, Inc., (PEA) located at 2900 East Grand River, Sc. 6, petitioned by Professional Engineering Associates, Inc. (PC 06-02).

John Harvey of PEA appears for petitioner. He believes there is one outstanding significant issue, but that he has submitted an updated plan late this afternoon.

Jeff Purdy indicates he has no outstanding issues with petitioner. Tesha Humphriss indicated there is nothing outstanding.

**Planning commission disposition of petition**

- A. Recommendation of impact assessment (4-19-06)
- B. Disposition regarding site plan (4-18-06)

**Motion** by Barbara Figurski to recommend to the Township Board that the impact assessment be approved. Support by James Mortensen, who indicates the recommendation should be subject to additional language being added, to wit: "In addition, property owner agrees to recording these covenants if the Township so requires." This language should be provided to the Township Attorney for approval.

**Motion carried unanimously**

**Motion** by James Mortensen that the Township Board approve the site plan as reviewed with the Planning Commission this evening, subject to the following:

1. Hardy plank will be used in place of vinyl siding

2. The requirements of the Howell Area Fire Department in a letter dated 4/25/06 will be met
3. The requirements spelled out in Tetra Tech letter of 5/2/06 will be complied with
4. Item #2 of the L.S.L. letter of 5/2/06 will be complied with.

Support by Dean Tengle.

**Motion carried unanimously**

**OPEN PUBLIC HEARING #2:** Review of special use application, impact assessment and sketch plan for a proposed outdoor display for the garden center located at 3330 E. Grand River, Sec. 5, petitioned by Home Depot (06-10).

Dave Berger, Store Manager of Home Depot appeared for petitioner. He requests three tables be allowed outside of garden center gates, two on south side. It will be lattice covered for decoration and shade. The front of the tables would have a retaining wall. Petitioner provides a photograph of the proposed tables. These will not be used during the winter, for any holidays or any alternate reason.

**Planning Commission disposition of petition**

- A. Recommendation regarding special use
- B. Recommendation regarding impact assessment (4-11-06)
- C. Recommendation regarding sketch plan (4-17-06)

**Motion** by James Mortensen that the Township Board approve an amendment to the special land use permit that would allow outdoor displays of flowers from April 15<sup>th</sup> to August 15<sup>th</sup>, subject to approval annually, to be reviewed administratively by Township staff. Support by Barbara Figurski.

**Motion carried unanimously**

**Motion** by Barbara Figurski to recommend to Township Board that they approve the impact assessment dated April 11, 2006.

**Motion carried unanimously**

**Motion** by James Mortensen to recommend that the Township Board approve the sketch plan presented to the Planning Commission May 8<sup>th</sup>, subject to:

1. That it look substantially like the rendering displayed to the Board photographically
2. That approval be dependent upon the special use impact assessment by Township Board.

Support by Dean Tengle.

**Motion carried unanimously**

**OPEN PUBLIC HEARING #3:** Review of site plan application and impact assessment to construct a 21,000 sq. ft. retail building in Sec. 13 at the northwest corner of Grand River and Genoa Business Park Drive, petitioned by Tech Express Corporation (06-04).

Conrad Stauch, 28345 Beck, Suite 100, Wixom, Michigan appears on behalf of petitioner. Petitioner asks that this be tabled because recommendations aren't complete.

Petitioner indicates that they have complied with all suggestions made by Kelly VanMarter at this point, but would like confirmation that they are "on the right track".

Chairman Pobuda indicates that the Township staff has worked very hard on this with Mr. Stauch.

Steve Morgan indicates that he's pleased with the updated plan.

Kelly VanMarter indicates that the Fire Marshall has indicated he will now be approving the plan.

Petitioner offers samples of the brick and roofing that will be used, as well as EFIS.

**Motion** by Dean Tengle to table this matter as requested by petitioner. Support by Barbara Figurski.

**Motion carried unanimously**

**Administrative Business**

**Motion** by Barbara Figurski to approve the minutes of April 10, 2006. Support by James Mortensen.

**Motion carried unanimously.**

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Kristi Cox  
Recording Secretary