

**GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
MARCH 27, 2006
6:30 pm
AGENDA**

CALL TO ORDER:

APPROVAL OF AGENDA:

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

DISCUSSION: of general items

ADJOURNMENT:

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

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

Motion for approval of agenda made by Curt Brown. Support by James Mortensen.
Motion carried unanimously.

Items scheduled for action during the regular session of the commission were discussed.

James Mortensen provides proposed language for underwater detention system approval as was initially discussed on March 13, 2006.

The next meeting is scheduled for April 10, 2006.

At 6:55 pm, the working session adjourned.

**GENOA TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 27, 2006
7:00 pm
AGENDA**

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

The Pledge of Allegiance was recited and a moment of silence was observed.

Moved by Curt Brown, supported by James Mortensen to approve the Agenda as submitted. **Motion carried unanimously.**

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: Rezoning application and impact assessment to rezone 0.96 acres at 895 Grand Oaks Drive (11-05-301-003) from regional commercial district (RCD) to industrial (IND). Petitioned by Kubinec Strapping (06-06)

Planning Commission disposition of petition

- A. Recommendation regarding rezoning application.
- B. Recommendation regarding impact assessment.

Cathy Riesterer, attorney for petitioner was present with Shirley Kubinec of 4777 New Haven, Howell, Michigan 48843 and Mike Siterlet of Design Management and C.S.I. Carpentry.

The petitioners are not the legal owners of the property, but there is an authorization in the file from the owners. The proposed sale to petitioners is conditional upon the rezoning of the property.

This parcel was originally zoned as IND and was subsequently rezoned to RCD.

James Mortensen inquires whether manufacturing will be done on the proposed facility. Petitioner indicates that it will not, it is predominantly a distributor.

Jeff Purdy indicates that the rezoning is compatible and consistent with the Master Plan and surrounding property. He supports this. If this lot is rezoned, lot number four will be inconsistent. Therefore, he suggests that lot four be rezoned, as well.

Tesha Humphriss indicates support for this plan. She reminds the petitioner that any parking lot expansion must be approved by the Township. She also informs petitioner that municipal water is available to the property. Chairman Pobuda inquires whether the petitioner will want to be connected to municipal water at any time in the future. Petitioner is not fully decided on this at this time. Petitioner is to look into this before coming before the Board.

James Mortensen requests that the environmental impact assessment include a full description of any manufacturing or business conducted on the proposed site.

Steve Morgan suggests that any plans for outdoor storage should be addressed in the environmental impact study. He also suggests that petitioner seriously consider connecting with the municipal water system.

The call to the public was made at 7:19 p.m. No members of the general public wished to address the Planning Committee regarding this matter.

Moved by James Mortensen to recommend to the Township Board that this parcel be rezoned from RCD to IND, for the following reasons:

1. It is consistent with the surrounding properties including the property located to the south which is also being considered for rezoning at tonight's meeting.
2. It is consistent with the Master Plan.
3. It is generally consistent with Article 22 of the Township Ordinance regarding rezoning.

Support by Curt Brown. **Motion carried unanimously.**

Moved by James Mortensen to recommend approval of the environmental impact assessment. This approval is conditioned upon petitioner adding a description of the proposed warehousing and distribution services and also whether she will be utilizing the existing water well or will be connecting to the municipal water system and capping the existing well. Support by Curt Brown. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2: Review of rezoning application and impact assessment to rezone 2.24 acres, vacant land on Grand Oaks Drive, (11-05-301-004) from regional commercial district (RCD) to industrial (IND). Petitioned by Genoa Township (06-07).

Planning Commission disposition of petition

- A. Recommendation regarding rezoning application.
- B. Recommendation regarding impact assessment.

Jeff Purdy addresses the Board and suggests that in light of the rezoning granted in Open Public Hearing #1, lot four should be rezoned, as well to prevent a pocket of RCD zoning within an IND zoned area. This site is currently vacant, but is open. There are no existing trees and it is surrounded by industrial use property. Therefore, there are no environmental limitations hindering industrial use of this property. Jeff Purdy finds that Industrial zoning is the most appropriate under existing zoning limitations.

Tesha Humphriss indicates that IND zoning is more appropriate than RCD for this property.

Kelly VanMarter indicates that an adjoining property owner has indicated that he is pleased about the rezoning.

Tesha Humphriss indicates water hook-up to the municipal system is preferred, but not required under law. However, lot four does not have an existing well.

The call to the public was made at 7:28 p.m. No member of the general public addressed the Planning Commission regarding this matter.

Motion by James Mortensen to recommend to the Township Board approval of the rezoning of lot number 4 from RCD to industrial for the following reasons:

1. It is consistent with an earlier action taken this evening by the Planning Commission on the property to the immediate north of this parcel.
2. It is consistent with the surrounding properties.
3. It is consistent with the Master Plan.
4. It generally meets with conditions of Article 22 of the Township Ordinance with regard to rezoning.

Support by Curt Brown. **Motion carried unanimously.**

Motion by James Mortensen to recommend approval of the environmental impact assessment. Support by Curt Brown. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3: Review of impact assessment and site plan for a proposed 5,500 sq ft building addition to Professional Engineering Associates, Inc., (PEA) located at 2900 E. Grand River, Sec. 6 petitioned by Professional Engineering Associates, Inc. (PC 06-02)

Planning Commission disposition of petition

- A. Recommendation regarding impact assessment.
- B. Disposition of site plan.

Present were John Harvey with Professional Engineering Associates and Gary Kwapis, architect, 126 East Third Street, Rochester, Michigan.

Current roof will be removed and a new roof with a higher plane will be used. The materials that will be used will be the hardy plank siding and shingles. The color is exemplified. The brick will be closely matched to what currently exists. The Commission indicates satisfaction with these materials.

Cultured stone product will be introduced near future entryway. These materials are satisfactory.

Discussion held regarding the relocation of the sign. The ground mounted signs of adjoining properties are creating a problem. Petitioner indicates that a sign posted at a zero setback would be more visible. Jeff Purdy indicates that the Planning Commission may be able to approve that pursuant to the Township Ordinance because it would be decreasing the nonconformity of the sign. It would be preferable by the Board to have it located on the corner, but it would be acceptable to have it at a zero setback. There is no signage on the building.

With the addition of the curb, bumper blocks are no longer anticipated. Petitioner indicates curb and gutter will be around the parking places.

Bollards will be placed around the waste receptacle.

Jeff Purdy asked if the proposed wall pack light fixtures shown are full cut off. The petitioner confirms that the fixtures have a full cut off.

Petitioner advises that the sidewalks will be graded into the entryway, so no ramp proper will be necessary nor will handrails.

Curt Brown questioned why the east elevation of the building doesn't have any dormers. The petitioner indicates that the east elevation is not visible so they did not feel it was necessary.

Steve Morgan suggests that the petitioner obtain ZBA approval of the variances before coming back to the Planning Commission. They should get ZBA approval before they design their storm sewer and then come back to the Commission.

Tesha indicates that further construction details on the proposed underground system are necessary. Petitioner will provide those. Petitioner must provide the details on the additions to the site plan. Tesha discusses the variances requested. These are improvements to the site due to wetland mitigation.

James Mortensen indicates that petitioner must agree with the following in the environmental impact statement: "petitioner acknowledges if site plan is approved for underground water retention, that a development agreement and/or periodic inspection, maintenance and joint reporting requirements may be required by one or more governmental organizations to be performed at the property owner's expense. Also, Correction of any collateral damage to this site and/or any neighboring properties will be the sole financial responsibility of the property owner. In addition, the petitioner acknowledges that the Township may require these covenants to be recorded prior to issuance of a land use permit."

As it relates to the utilities, the specifics need to be provided to Tesha.

Moved by James Mortensen to table this until a later date. Support by Teri Olson. Steve Morgan suggests that Z.B.A. approval would be helpful. **Motion carried unanimously.**

Administrative Business

Jeff Purdy indicates that Genoa Town Center has submitted new plans. The same density exists under both plans.

Jeff Purdy indicates that due to the adoption of new ordinances, some ordinance clean-up is occurring. Also, changes in State Law are being incorporated.

Motion by James Mortensen to approve the minutes of March 13, 2006. Support by Steve Morgan. **Motion carried unanimously.**

Kelly VanMarter provides an agenda listing to the Board of the items set for hearing on April 10, 2006.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Kristi Cox
Recording Secretary