

**GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
JANUARY 9, 2006  
6:30 P.M.  
MINUTES**

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 the transaction of business: Dean Tengel, Curt Brown, James Mortensen, Barbara Figurski, Don Pobuda and Steve Morgan. Also present were Kelly VanMarter, Township Planning Director, Tesha Humphriss from Tetra Tech, MPS and Carmine Avantini from L.S.L.

Upon motion of Commissioner Figurski and support by Commissioner Mortensen, the agenda was approved as presented.

A general discussion was held regarding the agenda item scheduled for public hearing.

The work session was adjourned at 6:55 p.m.

**GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JANUARY 9, 2006  
7:00 P.M.  
MINUTES**

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

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

**Moved** by Commissioner Figurski, supported by Commissioner Mortensen to approve the Agenda as submitted. **Motion carried unanimously.**

VanMarter called for a motion to elect officers. Commissioner Mortensen moves for a slate of Don Pobuda as Chair, Curt Brown as Vice Chair and Barbara Figurski as Secretary. Support by Commissioner Tengel, **Motion carried unanimously.**

**Call to the public:** Don Green of 751 Pathway, asked for an update on the Master Plan that was discussed on the meeting of 9/12/05. VanMarter indicates

that a second meeting regarding the Master Plan will be scheduled soon with workshops to be scheduled with the public in the interim. Green indicates that he is concerned about the intended height of the buildings at the Town Center. Chairman Pobuda indicates that a variance can be granted to waive the regulation of thirty-five feet. Green indicates disappointment about the monies spent on the Washington DC trip.

Jake Pike addresses the Board. He inquires as to all of the people that went to Washington. A list was orally provided. He is advised that the cost involved could be obtained from the Township Manager.

Green addresses the Board regarding the use of monies for the Latson Road interchange. Chairman Pobuda explains such an issue rightfully should be heard by the Township Board, rather than the Planning Commission.

**OPEN PUBLIC HEARING #1** ... Discussion of conceptual site plan review application, project description and conceptual site plan for a proposed commercial development (Hunter's Crossing) located at the southwest corner of Golf Club Road and Grand River Avenue in Section 6 on parcels 11-06-100-028 and 038. Petitioned by Lamb Development (06-01).

Present are Chris Grzenkowicz of Design, Inc., 2183 Pless Dr., Brighton. He is project engineer for Hunter's Crossing. With him are James and Mike Lamb.

Mr. Grzenkowicz briefs the Board on the general idea of the concept of the proposed development. In essence, the McDonald's building would be destroyed from the ground up. The floor down would be retained and it would be rebuilt to accommodate a funeral home. The old bank would be destroyed entirely and replaced with a larger office building. Two of the four accesses to Grand River would be closed and a third access would be built to Chilson Road. They have met with Bob Block, County Administrator, and have been advised the County has no funding to accommodate a cross connection to Chilson Road at this time, but the parking lot is designed for a future cross connection.

Storm water drainage is currently flowing to the railroad undetained. The proposed drainage plan has not been discussed with Drain Commissioner, but it is designed in accordance with County specifications. If a basin is required, a section of the parking area would be deleted and they would not be able to meet parking requirements under the ordinance. They're proposing a Storm Tech system, which is an underground detention system.

Parking access has been submitted and is under review of M.D.O.T. at this time and it is unclear where the twenty foot setback is to be measured from.

Procession plans for funerals shown as far as how it'll stack in the parking lot. It's suggested that thirty-three processional vehicles could be stacked before parking is affected.

Impervious surface was discussed. Commissioner Mortensen finds that there will be approximately four times the impervious surface as is there currently. Commissioner Tengal advises that seventy-five percent is allowed. Grzenkowicz advises that the current plan totals 75.95% and currently, it's 61%. Tesha Humphriss indicates the majority of the grass is along Grand River and that it's possible to have a detention pond with the remaining 25%, but not usual when the detention pond would be in front.

Traffic issues were addressed. Chairman Pobuda suggests that Grzenkowicz look into the possibility of an access road from behind Burger King along the back sides of those properties. Commissioner Morgan suggests that Grzenkowicz talk with Bob Block again to ascertain whether they would be allowed to construct ingress/egress on County property. He feels that a signaled intersection would be preferable. Commissioner Morgan indicates that he supports the project and is willing to assist in addressing these concerns with the County.

Jim Lamb explains how funeral processions enter onto major thoroughfares.

Commissioner Mortensen addresses the curb cuts. He indicates that he cannot support the curb cuts as suggested currently.

Commissioner Figurski indicates her concerns about the impervious surface issue. She feels it is too much pavement on three acres of land.

Mike Lamb explains a prior plan when the Township asked them to create a central entrance for both parcels. Jim Lamb explains history of ownership of the property and surrounding property.

Carmine Avantini indicates that although he believes M.D.O.T. will approve the removing of two curb cuts, he feels the Township should not automatically approve it. He believes the site was designed unto itself and doesn't take into account the adjacent properties. Ideally, it should include a shared parking arrangement with the County and include a pedestrian access.

Tesha Humphriss addresses the Board regarding her concerns with the detention system. Walgreen's was very similar to site as it stands now. Petitioner proposes to detain all water for the 3+ acre site. Above ground is preferable, but detention of all water is also a preferred thing. The main concern with it is maintenance. She would like to review what a Storm Tech system is. Genoa currently has no systems that large. The only place where it's been done in Livingston County is in the City of Brighton. The County's Drain Commissioner

feels strongly against underground drainage. Humphriss is concerned with how easily an underground system clogs.

Petitioner indicates he can add into the design a swirl concentrator. Commissioner Mortensen feels it would be wisest to have the Township maintain it and add the cost into the tax bill. Tesha Humphriss indicates that ideally, she would want a maintenance schedule, soil borings and outlet pipe if they pursue underground detention at the site.

VanMarter indicates that she has nothing to report to the Board and therefore, the next meeting date is unknown at this point.

Upon motion of Commissioner Figurski and support of Commissioner Mortensen, the minutes of November 14, 2005 were approved as submitted. **Motion carried unanimously.**

Commissioner Tengel asks about overpass at Nixon and Latson Roads. VanMarter suggests that the Governor has pulled the overpass off of the shelf again.

Commissioner Brown indicates that a series of open workshops regarding the proposed Town Center would be ideal and would provide much needed feedback.

Commissioner Figurski indicates that the grounds of the C.V.S. Pharmacy are filthy. VanMarter indicates that a letter may be written to them asking them to clean up the site.

VanMarter indicates the Master Plan has been shelved until after the Planning Commission workshops have been held since the Town Center is in the Master Plan.

At 8:50 p.m., meeting was adjourned.

Respectfully submitted:

Kristi Cox