

GENOA TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION  
July 25, 2005  
6:30 P.M.  
**MINUTES**

The work session of the Planning Commission was called to order by Chairman Don Pobuda at 6:30 p.m. The following commission members were present constituting a quorum for transaction of business: Don Pobuda, James Mortensen, Barbara Figurski, Curt Brown, Teri Olson, Dean Tengal, and Mark Snyder. Also present was Kelly Kolakowski, Township Planner; Jeff Purdy from Langworthy, Strader, LeBlanc & Associates, Inc. and Tesha Humphriss from Tetra Tech, MPS. By the end of the work session, there were two people in the audience.

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

GENOA TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
7:00 P.M.  
**MINUTES**

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 Figurski, seconded by Mortensen, to approve the Agenda as written.  
**The motion carried unanimously.**

The call to the public was made to discuss items not on the agenda. There was no response and the call to the public was closed at 7:01 p.m. Chairman Pobuda noted that the Board will not begin any new business after 10:00 p.m.

**OPEN PUBLIC HEARING # 1...** Review of special use application, site plan and environmental impact assessment for a 41,680 sq. ft. church located on the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church. (05-22)

- **Planning Commission disposition of petition**
  - A. Recommendation regarding special use.
  - B. Recommendation regarding impact assessment (dated 5-27-05)
  - C. Recommendation regarding site plan (dated 7-20-05)

Mr. Constantine Pappas, the architect, Mr. Jeff Montpass of Boss Engineering, and Mr. Dennis Dimoff, from the Brighton Christian Church were present.

Mr. Pappas stated that after the last meeting, they went back and made some changes. He showed the three-dimensional model of the site displaying the correct colors proposed for the building. He also showed building material samples. He noted that they have lowered the height of the cross to 80 feet and they know they will need a variance from the ZBA for this.

Mr. Montpass stated that currently they do not show the secondary entrance on the plans due to the fact that it is only 18 feet wide. In order for it to be an emergency fire ingress / egress, it needs to be 21 feet wide. He would like to get feedback from the Planning Commission.

Chairman Pobuda stated his concern for the secondary entrance is not with regard to fire, it is for people to exit in case the main entrance is blocked. All Commissioners agree. Mr. Montpass stated this would be sufficient and they will keep it as the secondary ingress / egress and show it on the plans.

Mr. Purdy reviewed his letter of June 30, 2005.

- The cross requires a variance from the ZBA.
- Planning Commission approval is required for the proposed architecture, including materials and colors.
- A bike path should be provided along both Brighton and Bauer Roads. There was a brief discussion regarding this. Since there are currently no sidewalks in this area, the Commissioners agreed not to require the sidewalk.
- The Planning Commission may allow existing landscaping in place of the greenbelt and parking lot screening requirements. All Commissioners agree to allow this.

Ms. Humphriss reviewed her letter of July 1, 2005.

- The proposed lawn slope near the entrance on Bauer Road is 1:3, which exceeds the maximum allowable lawn slope of 1:4. However, the natural slope in this area exceeds 1:4. They recommend the Planning Commission approve this provided additional stabilization measures are implemented. All Commissioners agreed at the previous meeting that this is allowed.

The call to the public was made at 7:14 p.m. with no response.

Commissioner Snyder asked if the petitioner is planning on clearing more of the land than is necessary for this phase. Mr. Dimoff responded that they will only be clearing what is necessary for this phase of the project at this time.

**Moved** by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the Special Use for a 41,680 sq. ft. church located on the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church with the following conditions:

1. This approval of a Special Use is for a church only. It does not include daily school nor a daily childcare center.
2. This is only for the 41,680 square foot church and facility reviewed this evening and does not cover any subsequent phases of the development.
3. The single family dwelling home will be for single-family use only, potentially a parsonage.
4. No bike path is required of the developer either along Brighton or Bauer Road.
5. The proposed 80-foot-high cross does not meet the Township Ordinance and the petitioner will be required to seek approval from the ZBA>

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment dated May 27, 2005 for a 41,680 sq. ft. church located on the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church. **The motion carried unanimously.**

**Moved** by Mortensen, seconded by Figurski, to recommend to the Township Board approval of the Site Plan for a 41,680 sq. ft. church located on the southwest corner of Bauer and Brighton Roads, Sec. 35, petitioned by Brighton Christian Church with the following conditions:

1. This approval of a Special Use is for a church only. It does not include daily school nor a daily childcare center.
2. This is only for the 41,680 square foot church and facility reviewed this evening and does not cover any subsequent phases of the development.
3. The single family dwelling home will remain and will be for a single-family parsonage.
4. Building materials presented this evening are acceptable and will become the property of the Township, exclusive of the model, which may be retained by the petitioner.
5. The 18-foot secondary access to the site is acceptable.
6. The proposed 80-foot-high cross does not meet the Township Ordinance and the petitioner will be required to seek approval from the ZBA.
7. The existing landscaping on the site is acceptable and can be used in place of the greenbelt and parking lot screening requirements.
8. The 1:3 slope for the lawn is acceptable to the Planning Commission.
9. The stripping in the parking lot is acceptable to the Planning Commission.
10. The three requirements of Item #1 in the Township Engineer's letter dated July 1, 2005 shall be complied with.

**The motion carried unanimously.**

**Moved** by Figurski, seconded by Snyder to approve the minutes of July 11, 2005. **The motion carried unanimously.**

### **Member Discussion**

Chairman Pobuda stated that he, Mr. Mortensen, Mr. Tengel, Supervisor McCririe, Mr. Archinal, Ms Kolakowski, and Ms. Skolarus visited Cherry Hill development in Canton, Michigan today. Their Planner gave them a presentation and then a tour of their development.

Commissioner Tengel does not see any down sides to this type of project. He liked the overall layout and feel it is similar to what the Township is looking to do. The likes the fountain in the town square and that it provides a central place for people to meet.

Commissioner Mortensen liked the variation of building styles and colors.

Commissioner Olson, who had visited the site previously, likes that there was a lot of attention to detail. For example, the homes are offset so that you are not looking into each other's homes. It is very well done; however, it is a very social community. The homes and sidewalks are very close together.

Ms. Kolakowski stated the Township needs to be careful. We need to do something to make people want to live there. It seems that people move to Genoa Township for its open space.

Chairman Pobuda stated the theater in the center of the development is very nice. There are a lot of parks and approximately 45 percent of the homes have children.

Commissioner Tengel asked if Crooked Lake Road is proposed to be paved. Commissioner Mortensen stated it is not planned at this time. This is a county road.

Commissioner Tengel asked if bike paths are proposed on Crooked Lake Road. Ms. Kolakowski stated that is one of the designated route, but she is not sure if is planned for the next 5 to 10 years. The biggest problem with expanding the bike paths to that area is crossing over I-96. The next 5 to 10 years will be focused on connecting the sidewalks on Grand River that area already there.

Commissioner Mortensen questioned if a work session is necessary for a meeting like tonight when there is only one item and it is a resubmittal. Chairman Pobuda suggested that when we have short meetings like this, the time can be used to discuss other items that have been issues in recent history in the Township and at the Planning Commission.

Mr. Purdy and Ms. Kolakowski stated the meeting time could be changed, but it would alter the way the public hearings and meetings are noticed.

The meeting adjourned at 7:34 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary