

GENOA TOWNSHIP
PLANNING COMMISSION
WORK SESSION
April 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, Curt Brown, Teri Olson, Dean Tengal, and Mark Snyder. Also present was Kelly Kolakowski, Township Planner; Brian Borden from Langworthy, Strader, LeBlanc & Associates, Inc. and Tesha Humphriss from Tetra Tech, MPS. By the end of the work session, there were a few persons 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 Mortensen, seconded by Olson, 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 environmental impact assessment, final PUD plan and final PUD agreement to construct a 14,490 sq. ft. retail store located at 2321 E. Grand River, petitioned by Walgreens. (05-18)

- **Planning Commission disposition of petition**
 - A. Recommendation regarding PUD agreement. (dated 4-6-05)
 - B. Recommendation regarding final PUD plan. (dated 4-6-05)
 - C. Recommendation regarding impact assessment. (dated 4-6-05)

Mr. Mark Drane, of Rogvov Architects was present to represent the petitioner. They are planning a demolition and redevelopment of the site on the corner of Grand River and Gold Club Road to build a 14,500 square foot Walgreens drug store with a drive-thru pharmacy. They are proposing 56 parking spaces. The current building occupies more of the site than this building will. They will pave Maplecrest Drive from Golf Club Road to their entrance drive. They have moved the transformer, added a fire hydrant, and provided additional landscaping to cover the transformer as well as to screen the rear of the site from the adjacent homes. He showed colored renderings and elevations.

Mr. Borden stated they do not have any outstanding issues. The final site plan complies with the conceptual plan and they have addressed all of their previous concerns.

Mr. Humphriss reviewed her letter dated April 20, 2005.

- In previous meetings, it was decided that modifications would be made so that entering delivery trucks will not cross oncoming traffic and these changes are not shown on the plans. Mr. Drane advised that this is an error on the plans and explained their proposed changes. This satisfied Ms. Humphriss.
- Details of the directional sign and traffic-calming device need to be shown on the plans. Mr. Drane advised that this is on the plans and showed the engineer where it is located.
- A detail of the proposed underground detention system should be provided. The petitioner will comply with this request.
- The REU's for this building are 6. The petitioner is aware of this.
- A fire hydrant has been added to the plans, therefore, construction plans will be required for review to obtain an MDEQ water permit. The petitioner will comply with this request.
- The petitioner should be aware that all live taps to the municipal systems are required to be observed by a representative of the utility. The petitioner is aware of this and will comply.
- A permit from the Livingston County Building Department is required for the installation of the water and sewer leads. The petitioner is aware of this and will comply.

The call to the public was made at 7:13 p.m.

Mr. Mark Finley of 4567 Mount Brighton Road owns property behind this building. He asked to see a colored elevation of the rear of the building. He asked where the semi trucks will unload. Mr. Drane showed the area at the rear of the building where they will unload. Mr. Finley questioned the landscaping between the homes and the building. Mr. Drane showed that they are proposing double landscape rows, which will include 7-8 foot high spruce trees, a hedgerow, canopy trees and evergreen trees.

The call to the public was closed at 7:16 p.m.

Commissioner Olson noted that the footcandles exceed the ordinance at the property line. Mr. Drane stated that the technical property line is really inside the parking lot shared by the adjacent property and that is why they exceed the ordinance. He advised that they will adjust one of the lights along the Maplecrest entrance will be adjusted to meet the ordinance.

Moved by Mortensen, seconded by Brown, to recommend to the Township Board approve of the PUD Agreement dated April 25, 2005 to construct a 14, 490 sq. ft. retail store located at 2321 E. Grand River, petitioned by Walgreens with the following conditions:

1. The PUD Agreement shall be reviewed by the Township Attorney.
2. Cross access agreements will be obtained and recorded with the property owner to the east prior to the granting of a land use permit.
3. The petitioner will provide the Township with evidence that he has the right to access Maplecrest Drive and further agrees that Walgreens and its suppliers will not use Maplecrest Drive for through traffic.
4. Paragraph 2.1 of the proposed PUD Agreement will be revised to read ".....between all **typical** and ancillary uses related thereto".

The motion carried unanimously.

Moved by Mortensen, seconded by Snyder, to recommend to the Township Board approval of the PUD Plan to construct a 14, 490 sq. ft. retail store located at 2321 E. Grand River, petitioned by Walgreens with the following conditions:

1. A Land Use Permit will not be issued until an executed Cross Easement Agreement is provided to the township.
2. Cross access easements will be obtained and recorded with the property to the east prior to the granting of a land use permit.
3. The petitioner will provide the Township with evidence that he has the right to access Maplecrest Drive and further agrees that Walgreens and its suppliers will not use Maplecrest for through traffic.
4. The petitioner will resurface Maplecrest Drive west from the site entrance to Golf Club Road with approval from the private road owner(s).
5. No window signs are permitted.
6. All greenbelts will be irrigated.
7. The petitioner will arrange with the trash hauling company to pick up trash prior to the opening hours of the pharmacy.
8. The lighting fixture at the curb entrance from Maplecrest Drive will be adjusted to meet Township Ordinance.
9. Items 1, 4, 5, 6, 7, 8 and 9 of the Township Engineer's letter dated April 20, 2005 will be complied with.

The motion carried unanimously.

Moved by Mortensen, seconded by Snyder, to recommend to the Township Board approval of the Impact Assessment dated April 6, 2005 to construct a 14,

490 sq. ft. retail store located at 2321 E. Grand River, petitioned by Walgreens. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Review of site plan and impact assessment to construct a 30,000 sq. ft. private elementary school and daycare located in Sec. 23 at the northeast corner of Bauer Road and Challis Road, petitioned by Brighton Country Day Schoolhouse Facilities, LLC. (05-08)

- **Planning Commission disposition of petition.**
- A. Recommendation regarding impact assessment. (dated 4-5-05)
- B. Disposition regarding site plan. (dated 4-5-05)

Mr. James Barnwell and Eric Rauk of Desine Inc., Mr. Todd and Donald Young from Young and Young Architects, and Ms. Tayla Wells of Schoolhouse Development, representing Brighton Country Day Academy, were present.

- Mr. Barnwell stated that they have addressed the consultants concerns.
- They have provided a letter from the LCRC dated 4/22/05 regarding the proposed road improvement project.
 - They have provided manufacturer's cut sheets for the light fixtures.
 - They have met the parking ordinance requirements.
 - With regard to the drop off area, they have done striping and have a sign. They do not feel they need additional calming devices. They feel their traffic pattern is easy to follow.

With regard to the traffic concerns, Mr. Barnwell showed an aerial photograph outlining the proposed road changes to the area by the LCRC and where they are proposing to access their site off of Bauer Road. By accessing the site off of Bauer, and not Challis, they would save many trees as the slope on that side is very steep. He has spoken to the Road Commission regarding the possibility that they have their building built, but the road is not ready, and they suggested that the school utilize their currently-proposed emergency access drive temporarily until the road is completed. He noted they have done an updated traffic study dated April 1, 2005 with three scenarios:

1. Year 2006 with out the road improvements
2. Year 2006 with the improvements
3. Year 2009 with the improvements

If they put the access on North Bauer Road and the improvements are not done, they will be at a Level of Service of B and C .

Chairman Pobuda noted that the full traffic impact would not be there until approximately three years as it takes time to enroll students. He asked the petitioner how much land they are donated for the road improvements. Mr. Barnwell stated they are giving the County approximately $\frac{3}{4}$ of an acre.

Mr. Barnwell stated that both he and the Road Commission feel the site can be safely and adequately accessed during the interim of the road completion.

Mr. Young showed colored renderings of the building as well as building materials. They have reduced the EFIS used on the building and increased the amount of brick. The material percentages are 36% brick, 27% metal, and 37% EFIS, which was at 60%. They have tried to off set the "box" look of the building by projecting parts of the building outwards and using different building materials.

Chairman Pobuda likes the break up of the architecture that is being proposed. He would still like to see more brick. After a brief discussion, the petitioner proposed increasing the brick to 42% and decreasing the EFIS to 32%.

Commissioner Tengel feels it is a beautiful building; however, this is surrounded by residences and he does not feel it is an appropriate design for this location.

Commissioner Brown is more concerned about the safety of the intersection rather than the traffic counts, levels of service, etc. He asked if the Road Commission suggested anything such as a blinking traffic light, etc. Mr. Barnwell said they have spoken to them and are continue to speak with them. The Road Commission will put some signage up and will work with them. They noted in their letter that the petitioner will need to get further approval from them.

Mr. Borden reviewed his letter dated April 19, 2005.

- He noted that the revised plan does show more brick and less EFIS; however, the architecture and building materials and colors need to be approved by the Planning Commission. Mr. Young showed on the rendering where the additional brick will be added. It will be on the southwest side of the building, which is the most visible side.
- He noted that the LCRC has made two suggested changes to the site plan to accommodate it during the interim of their construction is complete; however, an easement would be required for the driveway to be moved as it is owned by the railroad. Mr. Barnwell stated they are working on this with the railroad; however, he noted that the Road Commission stated they could work with them on the location of the temporary driveway. Ms. Humphriss noted that there are three options proposed by the petitioner as access to the site in the interim of the road changes being made. She has spoken to the Road Commission and they will work with the petitioner with regard to the site distance issue with the access drive by removing some of the berm in the ROW.
- The Planning Commission needs to determine if the existing landscaping and screening is sufficient for the greenbelt requirements. Obviously, there is significant amount of vegetation; however, Planning Commission approval is required.
- The light bulbs project out from under the casing on the light fixtures and it is generally the Township's practice to have these be within the fixture. The petitioner will make this change.

Ms. Humphriss reviewed her letter dated April 20, 2005.

- All proposed curb cuts and improvements to public roads will need to be approved by the Livingston County Road Commission.
- She still has concerns regarding the circulation pattern on the site. She is suggesting additional measures be implemented rather than just a "Right Turn Only" sign to prevent motorists from traveling the wrong way in front of the school. Mr. Barnwell reiterated his comments from the beginning of his presentation. They feel their design is sufficient.
- The natural slope of the site in the vicinity east of the access drive and south of the school is 1:3, which exceeds the Township's maximum allowable slope of 1:4. It was previously noted that this is satisfactory to the Planning Commission, however, she feels it should be noted in the motion if one is made this evening.

The call to the public was made at 8:40 p.m.

Ms. Vicki Moellmenn of 6933 Lyle Lane represents the homeowners in the area. There are 17 home back there, plus two vacant lots for sale. There is a 40-acre parcel and a 120-acre parcel across the street that she is sure will be developed with homes. She wants to know if this future development is being considered with regard to traffic and the egress and ingress. She asked if the Brighton school buses are going to go down that road. The residents there have a hard time with the buses refusing to go down there when the road conditions are bad. Is there future expansion to the school proposed? She questioned why the access is not on Challis Road. She does not feel the slope is that extreme. She also suggested two driveway access points, one of Bauer Road and one on Challis Road so that all of the traffic is not in the same area. She is concerned with the proposed road changes. She does not feel it alleviates the traffic concerns, it just shifts the traffic to a different area. She questioned special events at the school. They do not have adequate parking for these types of things and the parents are going to be parking on Bauer Road. She does not like the design of the building. This is in a residential area and this building does not look residential.

Mr. George Nate of 4539 Golf View Drive is a retired engineer and from a traffic engineer's point, a temporary four-way stop would be safer, even than what is there now. He stated that bringing the traffic onto Challis Road would be bringing the traffic where there is already too much traffic. He is familiar with the site and there is too steep of a grade to have the access drive on Challis Road.

Ms. Hilda Kersh of 4875 Crooked Stick is concerned with safety. That street is very dangerous and she does not want any more traffic. She used to work for the Road Commission and they were talking about making these improvements 20 years ago.

Ms. Mary Hebert of 6899 Lyle Lane reiterated her neighbor's concerns regarding the parking on Bauer Road during peak times and for special events.

The call to the public was closed at 8:55 p.m.

Moved by Brown, seconded by Mortensen, to recommend to the Township Board approval of the Impact Assessment dated April 4, 2005 to construct a 30,000 sq. ft. private elementary school and daycare located in Sec. 23 at the northeast corner of Bauer Road and Challis Road, petitioned by Brighton Country Day Schoolhouse Facilities, LLC.

The motion carried (Tengel – No; Brown – Yes; Mortensen – Yes; Pobuda – Yes; Olson – Yes; Snyder – Yes).

Moved by Brown, seconded by Mortensen, to approve the Site Plan to construct a 30,000 sq. ft. private elementary school and daycare located in Sec. 23 at the northeast corner of Bauer Road and Challis Road, petitioned by Brighton Country Day Schoolhouse Facilities, LLC. with the following conditions:

1. Petitioner will add additional brick to the southwest wall of the building with the total brick to be approximately 42% and the total EFIS to be 30%.
2. Petitioner will have all entrance and exit points approve by the Livingston County Road Commission and Township Engineer and will attempt to develop a secondary emergency exit. While we don't require a new fur-way intersection be constructed at the site entrance, we feel it would be a much safer access point until the improvements are made to the new Challis Road configuration.
3. The Planning Commission will allow the existing landscaping on the south property line to serve as the buffer and no additional landscaping is required.
4. Petitioner will modify the existing light cut sheets to fully shield the lens.
5. The Planning Commission will allow a 1:3 slope in the vicinity east of the access drive and south of the school.
6. Petitioner will file for application to have a flashing caution signal on Bauer Road that will help reduce traffic speeds.
7. Fire Marshall approval is required.
8. All rooftop equipment shall be shielded.
9. Parking as displayed on the site is adequate.

The motion carried (Tengel – No; Brown – Yes; Mortensen – Yes; Pobuda – Yes; Olson – Yes; Snyder – Yes).

Moved by Tengal, seconded by Snyder, to excuse Commissioner Mortensen from participating in Agenda Item #3 as he is on the Board of Trustees for St. Joseph Mercy Hospital. **The motion carried unanimously** and Commissioner Mortensen left the room.

OPEN PUBLIC HEARING #3...Review of sketch plan and impact assessment to install paving located at 7281 W. Grand River, petitioned by St. Joseph Mercy Health. (05-20)

• **Planning Commission disposition of petition**

- A. Recommendation regarding impact assessment. (dated 4-6-05)
- B. Disposition regarding sketch plan. (dated 4-7-05)

Mr. Wayne Perry of Desine, Inc. was present to represent the petitioner. They would like to expand the parking on the south side of the health center to add seven additional barrier-free spaces. They would also like to add 29 additional parking spaces to the rear side of the staff parking lot that is currently under construction.

Chairman Pobuda questioned if this part of the banked parking that was provided with the original plan. Mr. Perry answered essentially yes. He reviewed the entire site showing what is currently developed so the Commissioners who were not on the Commission during the initial approval of this site can become familiar with it.

Mr. Borden reviewed his letter of April 19, 2005.

- The light poles and fixtures must match those approved in the previous plan. Mr. Perry advised they will comply with this requirement.
- The landscape plan must provide sufficient plantings to meet the increased requirement for parking lot plantings and landscaped area. Mr. Perry stated they have always provided additional landscaping and this will be the same. St. Joseph's Mercy always requires a lot of landscaping. They will be adding two additional islands landscaped similar to the other ones on the site.

Ms. Humphriss stated they only had some minor issues with the plan and the petitioner has addressed them and/or will comply with her requests.

The call to the public was made at 9:38 p.m. with no response.

Moved by Brown, seconded by Olson, to recommend to the Township Board approval of the Impact Assessment dated April 6, 2005 to install paving located at 7281 W. Grand River, petitioned by St. Joseph Mercy Health with the following change:

1. Page1, Paragraph #4, shall be changed to read ".....spaces located on the **South** side of the building entrance....."

The motion carried unanimously.

Moved by Brown, seconded by Snyder, to approve the Sketch Plan to install paving located at 7281 W. Grand River, petitioned by St. Joseph Mercy Health with the following conditions:

1. The light poles and fixtures will match the existing ones.
2. The petitioner will add two landscape islands on the south parking addition similar to the existing ones.
3. Items 1, 2, 3, 4, 5, 7, 8, 9, and 10 of the Township Engineer's letter dated April 14, 2005 will be complied with.

The motion carried unanimously.

Commissioner Mortensen returned at 9:40 p.m.

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

The meeting adjourned at 9:50 p.m.

Submitted by: Patty Thomas, Recording Secretary

Approved by: Barbara Figurski, Secretary